

**7821 67 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2285891**



**\$1,399,900**

<b>Division:</b>	Maple Ridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,793 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Quad or More Attached, Triple Garage Attached		
<b>Lot Size:</b>	0.91 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RE
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)		

**Inclusions:** Central A/C , Garage Heaterx2, Garage Door Openers, Pergola, Frigex2, Stovex2, Dishwasherx2, Washerx1, Dryerx1, Microwave, Window Coverings, TV Mounts

Elegant 2018 custom built huge bungalow with 7 bedrooms 4.5 bath with mother in law suite plus attached heated triple car garage PLUS DETACHED HEATED SHOP! Just minutes from city limits with city water + sewer. Situated on just under one acre in one of the most desired subdivisions Maple Ridge Estates. Stunning hardwood floor entry way welcomes you into your first living room with vaulted ceilings, that leads you into your chef like kitchen with granite counter tops, custom cabinetry with no lack of space and oversized appliances with adequate storage space. Kitchen is also complimented by second prep area or coffee bar spot. Dining will host a table of any shape or size for all occasions for entertaining. Four season sun room allows for extending living space and its your own sense of oasis with windows surrounding all directions. Master bedroom is its own sanctuary with walk in closet and full en-suite with prestige walk through shower his and her sinks and soaker tub you feel like you have your own spa in your home. Three more bedrooms are on the main floor two of which have a jack and jill set up bathroom, as well as a half bath near the entry way great while guests are over. Popular main floor laundry with cabinets + counter space for all your folding needs. The basements sheer size will blow you away with one half having three bedrooms, full bathroom, own laundry, own entrance and mother in law suite with full kitchen awesome for off setting your mortgage with air b n b or for extended family. Other half has an entertainment area , media/theatre room , potential workout room and utility/storage room. Attached heated triple car garage is a show stopper with one bay having oversized door, 14ft ceilings, floor drains and epoxy flooring. Detached heated 26x38 shop is excellent for extra storage whether you have vintage vehicles , ATV's, boat,

snowmobiles or a wood working hobby it will be sure to fulfill all your needs. Extensive concrete poured for the extended drive allowing RV parking + storage. Backyard is your own getaway with covered BBQ area with natural gas line spectacular for windy or rainy days also it has covered entertainment area perfect for movie nights, also fire pit area, as well as raised garden beds. Stamped concrete pad area with electrical ran for future hot tub. There has been no expense spared on this home including hardie board siding, ICF block foundation, concrete sidewalks around the home, central air and so much more. Book your viewing today of this show stopper of a home it will be sure to check all the boxes.