

**17, 72030 Township Road 704A Township  
 Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2298722**



**\$675,000**

<b>Division:</b>	Wapiti Heights Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel		
<b>Lot Size:</b>	3.20 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Native Pla		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	See Remarks
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-70-7-W6
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** None

Located 10 minutes SW of the City, in Wapiti Heights Estates. This 3.2-acre property, zoned CR5, is sure to please buyers looking for country living along with nearby Grande Prairie amenities. This picture-perfect acreage offers a good mixture of open lawns, flower beds, and backs onto a natural treed area with no rear neighbors in sight! The new owner is sure to appreciate this move-in ready bungalow with a living area that is bathed in sunlight from the many windows. There is a cozy gas fireplace to enjoy while in the living room, a dining area large enough for a table and side hutch, and a kitchen that is a mixture of modern appliances, an abundance of cabinets, a pantry and easy access to the rear deck. The master suite has space for a king size bed, plus there is a walk-in closet and a newer custom shower in the ensuite. Two more bedrooms, a full bath and main floor laundry complete this level. The basement is perfect for a growing family with an oversized rumpus room with a cozy wood stove for enjoying movie night. Two more bedrooms, a four-piece bath and a walkout door to the rear yard complete the lower level. Hot summer days will be a breeze because this home offers central A/C and the garage is finished with heat. This property is on municipal water and zoned CR5. An added bonus is the close proximity to Wapiti River. Acreages SW of the City, on pavement are hard to come by. You will not want to miss this acreage!