

**#31 711058 Range Road 64**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2310477**



**\$1,350,000**

<b>Division:</b>	Heritage Pointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modified Bi-Level		
<b>Size:</b>	2,356 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	3.13 Acres		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, No Neigh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-71-6-W6
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Blinds, A/C, central vac, pool table and accessories, built in cabinets and shelving in shop, fire pit, porch swing, security system, title insurance in lieu of RPR.

Discover the perfect blend of privacy, convenience, and acreage living just five minutes southwest of Grande Prairie. Situated at the end of a quiet road in the highly sought-after Heritage Pointe subdivision, this 3.13-acre property offers a beautifully treed, private setting backing onto open farmland, with the added bonus of pavement right to your front door. The meticulously maintained one-owner home received a complete exterior update in 2019, including acrylic stucco, stone accents, and new shingles. Inside, a bright, open-concept modified bi-level floor plan features vaulted ceilings, large windows, and abundant natural light. The main level showcases a spacious Lafleur maple kitchen with new appliances, two bedrooms, main floor laundry, and a gorgeous four-season room with a gas fireplace and tongue-and-groove ceiling. Upstairs, the large primary suite includes a walk-in closet and a well-appointed ensuite with an air tub and separate shower. The fully developed, bright basement adds two more large bedrooms, a full bathroom, a second gas fireplace, and a generous living room and recreation space that is perfect for a home gym, play area, or office. A standout feature of this property is the large 40x46 heated shop built in 2018, complete with power, gas, a floor drain, and a tasteful exterior designed to perfectly match the home's updated aesthetic. Complete with a 36x27 attached triple garage, concrete RV parking, A/C, a partially covered rear deck, and a firepit area, this property delivers an exceptional and fully functional acreage package. With its incredibly private setting, immaculate home, impressive shop, and unbeatable proximity to town, this rare find might be just what you have been waiting for.