ROBERT HART MOORE
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14, 745067 Range Road 55
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2348991



$524,900

Division:	JD Renton Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,006 sq.ft.	**Age:**	1991 (35 yrs old)
Beds:	4	**Baths:**	2
Garage:	Gravel Driveway, Off Street, RV Access/Parking, See Remarks		
Lot Size:	4.34 Acres		
Lot Feat:	Back Yard, Conservation, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, M		

Heating:	Forced Air	**Water:**	Cistern, See Remarks
Floors:	Laminate, Linoleum	**Sewer:**	Open Discharge
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	32-74-5-W6
Exterior:	Concrete	**Zoning:**	CR-4
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Nestled within JD Renton Estates, a tranquil corner of Rural Grande Prairie No. 1, County of, this bi-level home offers a serene escape with expansive vistas and a remarkable connection to nature. Embracing an architectural style both comfortable and inviting, this detached house provides 4 bedrooms and 2 bathrooms across two levels, totaling 1006 square feet of living space above grade and a fully finished basement below. Laminate flooring flows seamlessly throughout the upper level, complemented by linoleum accents, while the finished basement provides warmth and utility with its own distinct character. Two bedrooms reside above, alongside two full bathrooms, creating welcoming spaces for rest and rejuvenation. Below, two additional bedrooms await, each offering ample closet space, alongside a laundry room equipped for convenience. Outside, discover a patio providing an ideal spot for relaxation, enhanced by meticulously landscaped grounds that include mature trees, fruit trees/shrubs, and a garden—all set against a backdrop of conservation land and a sprawling lawn extending across 189050 square feet. RV access/parking ensures ease to your recreational pursuits, while the expansive backyard provides privacy and room for enjoyment. Additional equipment and community features, as detailed in the remarks, contribute to the home’s appeal, making this property a wonderful opportunity for comfortable living within a vibrant community.

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