

5 712009 RGE RD 54
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2117861



\$899,900

Division:	Green Acres		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,742 sq.ft.	Age:	2017 (7 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	3.16 Acres		
Lot Feat:	Gazebo, No Neighbours Behind, Landscaped, Private, See Remarks, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: 4 TV mounts, 2 sheds, Greenhouse, Woodshed, A/C, Crusher cone firepit, Custom blinds and window coverings, Starlink dish, Xmas lights, Hot tub and gazebo, Pet fence, Nest thermostat and doorbell.

Absolutely stunning fully developed custom bungalow with southern exposure on a picturesque 3.16 acre treed acreage just seconds from town in Green Acres. This is an incredibly rare opportunity to own a beautiful newer home with current décor and modern features on a desirable mature lot with pavement right to the property. Built by Blackrock Homes this attractive bungalow features covered front veranda and Hardie plank siding with stone, cedar shake and timber accents. The inviting home includes air conditioning, tile and vinyl plank flooring, huge windows, floor to ceiling real wood fireplace, Douglas fir tongue and groove ceiling accents, quartz countertops throughout, custom blinds and a beautiful screened in covered deck overlooking gorgeous yard. The main level floorplan offers bright entry, spacious living and dining room, designer kitchen with soft close cabinets to ceiling, walk in pantry, huge quartz island with seating, subway tile backsplash, R/O system and stainless steel appliances including countertop stove and double wall ovens. Main level also includes powder room, main floor laundry room w/ sink and cabinets and two bedrooms (or 1 can be office) including the master with walk in closet and huge 5 piece ensuite featuring double vanities, freestanding tub, and steam shower. The basement is professionally finished with 9ft ceilings, large windows, 3 nice sized bedrooms all with walk-in closets, office / craft / playroom area, large living room, plenty of storage and spacious bathroom with convenient door between double vanity and rest of bathroom. The massive 33x40 garage is an absolute showstopper, it is fully finished and heated and includes separate laundry, ½ bath, h/c taps, 220 power, 30 amp RV plug, excellent lighting, and floor drains. The amazing acreage features enjoyable landscaping with tons of trees, circular driveway, concrete

curbing, pond, underground pet fence, loads of parking at house and additional parking at rear of lot (future shop location?), 2 large sheds, greenhouse, paving stone patio and deck with gazebo and built in hot tub. This one of a kind property literally is the full package and doesn't come along often.