

**733003 Range Road 95**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2217228**



**\$785,000**

<b>Division:</b>	County of Grande Prairie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,120 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Faces Front, Gravel Driveway, Heated		
<b>Lot Size:</b>	9.98 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees, Native Plants, Pasture, Private, See Remark		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	20-73-9-W6
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, See Remark
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Jetted Tub, Quartz Counters, Recessed Lighting, See Remarks		

**Inclusions:** window coverings, air conditioner, solar panels & system. Contact John for other negotiable items.

Your dream acreage property becomes reality! This 9.98 acre slice of serenity impresses in different ways- from the Pinterest perfect, fully-finished home to detached garage, pasture, & serene surroundings- the urge to move here will be impossible for you to resist! The grounds give ample spaces for kids to play, there's fantastic tree windbreaks & you'll enjoy the 4 km of recently mulched walking paths through the woods. Go for a jog, take quad for a rip, or cross-country ski, on the extensive trails. There is a large, fenced pasture area with a blend of grass, trees, pond, garden plot & automatic stock waterer fed by underground lines. Detached, radiant heated, 30' x 36' triple garage has own very nice 2-piece bathroom & super handy boot or pet wash station as well as utility sink. From there, you can enter home's side door to updated mudroom/laundry area with closet, cabinets & charming patterned tile backsplash. Other option, go thru statement blue front door & into huge front foyer with wonderful sitting room just off of it. Excellent home-based business office space, with ability to close off room's 2 doors to add extra privacy. Walking straight in, you pass the charming powder room & into the epic, great room with amazing windows & vaulted ceilings. Truly stunning! Think unrestricted Christmas tree heights & cozy evenings around the wood burning fireplace. The whole home has a tremendous abundance of natural light giving such a warm & inviting ambience. Off the great room is the primary bedroom with lovely spa-like ensuite with infloor heat, corner jetted tub, separate shower, make-up station & walk in closet. Recently renovated kitchen & dining area boasts ample cabinets, new sink, backsplash & quartz countertops, breakfast bar & reverse osmosis. All new light fixtures on main level & upstairs & whole house was

painted. Upstairs has 2 massive bedrooms with double closets, cute dormer style windows, & full bathroom between the two, with hallway overlooking the great room. Downstairs has infloor heat, family room, bedroom with adjoining flex space/reading den & full gorgeous bathroom. Wonderful for long-term guests, nanny or teenager who needs a bit more space to call their own. Enjoy movie night at home in the theatre room with extra insulation limiting sound transfer. Mammoth utility room houses the essentials plus has lots of storage space. Outside, the fabulous wrap-around deck has back pergola & built in bench-style seating for many guests. Top it all off with peaceful views to the east of farm fields. Welcome home!