

**1 720049 range road 85
Grande Prairie, County of, Alberta**

MLS # GP207766



\$565,000

Division:	Woodland Acres		
Type:	Acreage with Residence		
Style:	Bi-Level		
Size:	1,850 sq.ft.	Age:	2001 (18 yrs old)
Beds:	3 up / 2 down	Baths:	3
Possession:	Negotiable		
Garage:	Detached, Heated, Triple		
Driveway:	Gravel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Taxes:	\$ 3,514
Basement:	Full	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Ceiling-Above 8 ft, Countertop(s)-Laminate, Deck, Non-Smoking Home		

Inclusions: fridge, stove, dishwasher, washer, dryer

Completely renovated 5 bedroom home with a 42x65 shop on 4 acres 20 minutes from GP. This home has had everything done, wiring, windows, roof, flooring, bathrooms, siding, kitchen, furnace and they added around 600 sqft to the main level and the basement! The kitchen and living room have a nice open floor plan and feature vaulted ceilings, bright white cabinets and easy to clean vinyl plank flooring. The main floor has a massive master bedroom with it own private covered deck, gas fireplace, walk in closet and a private door to the huge main bathroom which has a large tile shower, soaker tub, and dual vanities. There are two more roomy bedrooms, a half bath and main floor laundry room. In the basement there are two large bedrooms, a full bathroom and a huge rec room/ family area. The 42x65 shop is 1/3 heated and finished and the rest is cold storage that could be completed. As an added bonus this property has central AC to keep you cool all summer. CR4 zoning.