

14, 712068 RANGE ROAD 74
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP215038



\$750,000

Division:	County of Grande Prairie		
Type:	Residential/House		
Style:	Acreage with Residence, 2 Storey		
Size:	2,216 sq.ft.	Age:	2005 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Attached, Attached Garage, Detached Garage, Double Garage, Driveway, Gr		
Lot Size:	3.32 Acres		
Lot Feat:	Landscaped, Treed		

Heating:	Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Central Vacuum, Jetted Tub, Laminate Counters, No Smoking Home		

Inclusions: kitchen appliances, w&d, sheds, gdo's, central vac, basement tv, shop fireplace

11 minutes west of GP sits an incredible acreage with mountain views, 5 bedrooms, 4 bathrooms, triple garage & detached 28x30 shop,! The main floor features an office, open concept kitchen & living room with stainless appliances dual wall ovens & a walk in pantry & half bath. Upstairs you find 4 bedrooms (1 that could be used as a bonus room). The master is roomy & has a 5 piece en suite -dual sinks, shower & a soaker jet tub. The basement is fully developed into a rec room, full bathroom & bedroom. The detached shop has power & is insulated & has a storage loft. There are hundreds of trees that have been planted, there is a fenced off area for kids to be rambunctious and there is really neat firepit bbq area! Located in Mountain View Estate just south of the hwy on rr74 this one owner acreage has been meticulously maintained, septic treatment plant was serviced last year, water well pump replaced last spring, furnace ducts cleaned & the whole house was painted last year.