

**5, 720075 95 Range
Rural Grande Prairie No. 1, County of, Alberta**
MLS # A2122968


\$579,900

Division:	Catherine Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,317 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	3.16 Acres		
Lot Feat:	Cleared, Landscaped, Pasture, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: Wood Stove, Fenced, Raised Garden Boxes, Blinds, Curtains, Garage Heater, 4 Outbuildings.

This custom-built BUNGALOW features a walk-out basement and is designed for energy efficiency, with ICF walls on both levels. The main floor offers a spacious kitchen with hickory cabinets and granite countertops, two bedrooms, two full bathrooms including an ensuite, a sizable laundry room, and a living room complete with a gas fireplace and hardwood floors. The walk-out basement with the cozy wood stove that includes two additional bedrooms, a full bathroom, a family room, and a mechanical room, all with in-floor heating powered by a high-efficiency tankless boiler. Outside, enjoy a wrap-around deck on three sides, including a large east-facing deck equipped with a sun grid and hot tub. The attached 26x26 garage features in-floor heating, built-in cabinets and counters, and 220 power. There is 4 out buildings, fenced off garden and raised garden boxes. A private firepit area with a shelter wall. The property boasts beautiful landscaping, a mountain view, gorgeous sunsets and northern lights dancing in the sky. Located just 25 minutes west of Grande Prairie and 5 minutes east of Beaverlodge, this property offers both convenience and exceptional features.