Sunrise Estates

LLD:

Zoning:

Utilities:

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CR-5

		Type:	Residential/House	e	
		Style:	Acreage with Residence, Bungalow		
	A Line to the L	Size:	1,618 sq.ft.	Age:	2007 (17 yrs old)
		Beds:	7	Baths:	3
		Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
	and the second second second second	Lot Size:	2.50 Acres		
the state of the		Lot Feat:	Back Yard, Front Yard, Garden, Landscaped		
Heating:	Forced Air, Natural Gas		Water:	Well	
Floors:	Hardwood, Tile, Vinyl Plank		Sewer:	Mound	Septic
Roof:	Asphalt Shingle		Condo Fe	e: -	

Rural Grande Prairie No. 1, County of, Alberta

Division:

Finished, Full, Walk-Out To Grade

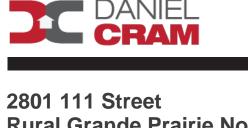
Laminate Counters, Open Floorplan, Pantry

Vinyl Siding, Wood Frame

Poured Concrete

NA

\$619,900



Basement:

Foundation:

Exterior:

Features:

Inclusions:

780-814-9482 hello@danielcram.ca

MLS # A2123412

you won't believe you're in a basement! The tucked away family room is perfect for movie nights, while three additional bedrooms and an updated bathroom offer flexibility for a growing family or guests. Outside, the massive deck of the living room provides the ideal spot for morning coffee, outdoor gatherings, and more! And with an oversized triple heated car garage, there's ample space to store vehicles and your toys, keeping everything safe and accessible. For those who love to spend your time outdoors, the location is unbeatable, with the Dunes Golf and Country Club and Grande Prairie Golf & Country Club less than 10 minutes away, and the Wapiti Nordic Ski Club just a 5-minute drive, and EastLink 8 minutes -Updates including new shingles (2020), recently maintained furnace, and a septic mound with a new pump and filtration-8yr, make this home ready for you to move in and make it your own! Perfect for families and outdoor lovers alike, with spacious interiors, 2.5 acres of tranquil landscape, and proximity to amenities. Don't miss out on your opportunity to own this slice of paradise, contact your REALTOR® today!