

**9, 715034 Range Road 73
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2135853



\$709,900

Division:	Lakeview Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,560 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Quad or More Attached		
Lot Size:	2.47 Acres		
Lot Feat:	Few Trees		

Heating:	ENERGY STAR Qualified Equipment	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	33-71-7-W6
Exterior:	Metal Siding	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: \$5500 appliance allowance, garage heater, hot water on demand

Welcome to sunny Lakeview Meadows! This bungalow is situated in a gorgeous acreage subdivision. The subdivision is only 10 minutes from Costco, west down Highway 43. The home has a QUAD garage and screams curb appeal with the metal siding and fresh facade. The metal siding is fireproof and damage proof; Grande Prairie winds won't stand a chance!! Inside this sunny abode we have sky high ceilings with a stunning shiplap fireplace, kitchen with 2 tone cabinets and gorgeous quartz countertops. The open shelving, dark flooring and bright walls are an absolute show stopper. Inside the garage you have a gorgeous finished boot room with tons of storage. The primary bedroom has a peeked ceiling, walk in closet and gorgeous spa like ensuite. The upstairs is complete with 2 more bedrooms and a 4 piece bath. The basement is open for development. Seller is a licensed Realtor in Alberta.