

**5, 720075 Road 95 Range N
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2172614



\$569,900

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|------------------|----------------------------------|---------------|-------------------|
| 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 | | |
| Lot Size: | 3.16 Acres | | |
| Lot Feat: | Cleared, Landscaped, Treed | | |

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|--------------------|------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Hardwood, Laminate, Tile | Sewer: | Septic Field |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | NW-5-72-9-W6 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: Garage Door Remote, Wood Stove, Fencing, Raised Garden Boxes, Blinds, Curtains, Garage Heater, 4 Outbuildings.

This custom-built bungalow is an absolute gem, featuring a walk-out basement and designed for maximum energy efficiency with ICF walls on both levels. Located just 25 minutes west of Grande Prairie and 5 minutes east of Beaverlodge, this property combines convenience with countryside tranquility. The nearby town of Beaverlodge offers all the amenities you need with a touch of small-town hospitality, and families will love that great schools are close by, with school buses driving right to your driveway. The main floor boasts a spacious kitchen outfitted with beautiful hickory cabinets and granite countertops, two large bedrooms, two full bathrooms (including a stunning ensuite), a sizable laundry room, and a cozy living room complete with a gas fireplace and hardwood floors. Downstairs, the walk-out basement features a wood stove for added warmth, two additional bedrooms, a full bathroom, a family room, and a mechanical room—all enhanced by in-floor heating powered by a high-efficiency tankless boiler. Outside, you'll love the wrap-around deck on three sides, including an east-facing deck equipped with a sun grid and hot tub, perfect for taking in the breathtaking mountain views, gorgeous sunsets, and northern lights. The property is beautifully landscaped, with four outbuildings, a fenced-off garden and raised garden boxes, and a private firepit area complete with a shelter wall. The attached 26x26 heated garage comes with built-in cabinets, counters, and 220 power, making it a versatile space for any project. And if you need to head into the city, getting to shopping centres like Costco is just a quick 25-minute drive away. This property truly offers the best of both worlds—modern comfort and small-town charm.