

**84 714053 Range Road 73 County of Grande Prairie Range # A2202148
Rural Grande Prairie No. 1, County of, Alberta**


\$540,000

Division:	Lakeview Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,650 sq.ft.	Age:	1976 (49 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	3.82 Acres		
Lot Feat:	Many Trees, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Wood	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Cr-4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Take a short drive west of Grande Prairie and you'll find this acreage waiting for its new owner. There are some very unique things about this home. There are 5 bedrooms up with a 6th bedroom on the main floor. Above the garage is a wonderful waterproof deck that allows you to see the amazing views. The main floor features a wood burning fireplace and there is a second in the basement. There is a mini basketball or sports room in the basement. The options are endless for what you would use this room for. The outside of the acreage features a large pond area. Check out this acreage and let your imagination run wild.