



12, 712074 Range Rd 55
Grande Prairie, Alberta

MLS # A2294787



\$829,900

Division:	Eagle Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,703 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Heated Garage		
Lot Size:	3.78 Acres		
Lot Feat:	See Remarks		

Heating:	High Efficiency	Water:	See Remarks, Shared Well, Well
Floors:	Carpet, Hardwood, Other, See Remarks, Vinyl	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Other, See Remarks	Zoning:	CR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, See Remarks, Skylight(s), Storage		

Inclusions: Gazebo, Fire pit, Barbeque, Freezer (as-is), Zero-turn mower is negotiable (not considered part of listing price)

Beautifully maintained bungalow on 3.78 acres located just 5 minutes from town with county taxes until 2040. This bright, airy home features large, well-positioned windows that fill the space with natural light, a cozy gas fireplace in the living room, new hardwood flooring through the main living areas. Enjoy a newly renovated kitchen with cabinets replaced in 2023, offering plenty of storage and new hardwood flooring. A reverse osmosis system is included for added convenience. The home also features a cold room for additional storage. The exterior is finished with durable Hardie board siding, offering long-lasting curb appeal and low maintenance. The property includes an attached heated double garage and a detached heated 30' x 26' shop. The shop is equipped with 2-phase 20-amp and 3-phase 40-amp breakers. Outside, you'll find beautifully landscaped grounds with a variety of trees, a gazebo with a fire pit perfect for gatherings, a rear deck ideal for barbecuing and a concrete pad with 40 amp power for a future hot tub. Pride of ownership is evident throughout this immaculate home, which has been meticulously cared for throughout the years.