



**GRASSROOTS**  
REALTY GROUP

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45, 714072 Range Road 73  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2297093



**\$998,000**

<b>Division:</b>	Westridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,696 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.04 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Boiler, Central, Fan Coil, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Exhaust Fan, Fireplace(s), Forced Air, Hot Water	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Heaters in large shop and attached double garage, garden boxes, Alarm System

Visit REALTOR® website for additional information. Fully developed 1700 sq ft raised Bungalow located in Westridge Estates only minutes from GP, Fantastic Views overlooking Bear Lake. Both from upstairs and down stairs. Features include main floor laundry, gas line to deck, infloor heat in the basement, Hi speed Internet, alarm system, commercial reverse osmosis system, sewer treatment plant, fully finished and heated garage and paved driveway, Has 2 beds, 2 full baths upstairs and 2 beds, 1 full bath downstairs. Master bedroom includes walkin closet and ensuite with jetted tub. Back deck 16 X 24, Shop 36 X 56 with overhead doors, one door is automatic.