



**70061A 730 Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2308766



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,822 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	9.41 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Tile	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: coverall quonset

Located just 8 minutes from Grande Prairie city limits, this exceptional 1,822 sq ft bungalow built in 2015 offers 5 bedrooms, 3 bathrooms, an incredible chef's island kitchen with quartz counters, a heated triple attached garage, backup 17KW Generac generator, and 9.41 acres zoned CR5 with no restrictive covenants and fenced for horses. Built by Harder Homes and fully developed, this acreage combines quality craftsmanship with country living and stunning southeast-facing views through oversized windows that flood the home with natural light. This home has everything you need on the main floor including the master, laundry room and 2 bedrooms for kids or an office to run your side gig. The spacious primary suite features a walk-in closet and private access to the oversized covered composite deck complete with natural gas BBQ hookup, while the main floor also offers convenient laundry and mudroom access from the garage. Downstairs you'll find two large bedrooms, a full 4-piece bathroom, multiple rec room spaces, and potential for a 6th bedroom and all kept comfortable with central AC. The heated garage includes 3 overhead doors, 3 floor drains, and infrared natural gas heat. Additional features include a high-flow water well with soft water and a reverse osmosis system for drinking water, low-maintenance open discharge septic system, cold room storage, and plenty of room to enjoy the peace and privacy of acreage living in one of the Grande Prairie area's most desirable country locations. Please take the 3D tour and click on the brochure link to view the acreage brochure or ask your agent!