



57, 704029 Range Road 64
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2316682



\$699,900

Division:	Deer Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,328 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	3.12 Acres		
Lot Feat:	Many Trees, Private		

Heating: Forced Air

Water: Shared Well

Floors: Tile

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 29-70-6-W6

Exterior: Vinyl Siding

Zoning: CR-2

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows

Inclusions: N/A

Welcome to Deer Ridge Estates! This sprawling 3-bedroom, 3-bathroom bungalow offers the perfect blend of space, comfort, and convenience on a beautiful, treed lot with pavement right to your door. Step inside to a bright, open-concept layout featuring a spacious living room, dining area, and well-appointed kitchen. Designed with both functionality and entertaining in mind, the kitchen boasts an abundance of cabinetry, a large island, and plenty of prep space. The main floor features two generous bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite. A second full bathroom and convenient main-floor laundry add to the home's practical appeal. The walkout basement is partially developed and offers endless potential for future living space. Whether you're looking for additional bedrooms, a family room, home gym, or recreation area, this level is ready for your finishing touches. Surrounded by mature trees and offering plenty of privacy, this beautiful property combines the tranquility of acreage living with the convenience of paved access. With a functional floor plan, room to grow, and a sought-after location in Deer Ridge Estates, this home is ready for its next chapter.