



1711, 60017 Township Road 704A
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2318007



\$718,000

Division:	Dunes on 17		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,819 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Additional Parking, Drive Through, Heated Garage, Triple Garage Attached		
Lot Size:	0.41 Acre		
Lot Feat:	Beach, Irregular Lot, No Neighbours Behind		

Heating:	Forced Air	Water:	Public, Shared Well
Floors:	Ceramic Tile, Cork, Laminate	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	25-70-6-W6
Exterior:	Mixed	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: As is

INVESTOR ALERT! This property is located in the prestigious subdivision of the Dunes on 17. It backs out to treed crown land/river banks and is just a short distance away from the Dunes Golf Course. This custom built bungalow is fully developed with a triple car garage and a walk-out basement. The main level is wide open with 9ft ceilings, 2 bedrooms, 2.5 bathrooms (including the ensuite bathroom), main floor laundry, a triple sided fireplace in the living room and an abundance of south facing windows. The main floor also features a sunroom that leads out to a large two-tiered deck. The basement features in-floor heat, a games room, a kitchenette w/pantry, 2 more bedrooms and another bathroom. The private backyard is filled with trees & shrubs and includes full irrigation system. This community enjoys the benefit of low county taxes and the convenience of city water and sewer. The heated triple garage is over 1100 sq.ft and there's plenty of space to park your RV. Book a private viewing to see how you can make this your own.