



21, 711007 Range Road 63  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2319302



**\$879,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Dunkley Meadows   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow  |               |                   |
| <b>Size:</b>     | 1,757 sq.ft.  | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 3.00 Acres  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped |               |                   |

|                    |                         |                   |              |
|--------------------|-------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Tile, Vinyl Plank       | <b>Sewer:</b>     | Mound Septic |
| <b>Roof:</b>       | Asphalt                 | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | 12-71-6-W6   |
| <b>Exterior:</b>   | Mixed                   | <b>Zoning:</b>    | CR-2         |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -            |
| <b>Features:</b>   | See Remarks             |                   |              |

**Inclusions:** FRIDGE STOVE DISHWASHER WASHER DRYER

Acreage lovers! This is the one you've been waiting for! Tucked away on 3 private acres just 2 minutes south of town, this CR-2 zoned property delivers the perfect mix of country living and city convenience. Surrounded by towering mature trees, the stunning south-facing yard feels like your own private park, offering incredible privacy, sunshine, and room to breathe. Inside, this spacious bungalow has been refreshed with new engineered hardwood throughout the main level. The welcoming entry leads into a large living room centered around a cozy gas fireplace, creating the perfect gathering space for family and friends. The dining and kitchen area flows effortlessly to the sunny back deck, making summer BBQs and morning coffees even better. The main floor features two bedrooms, a full bathroom, convenient main floor laundry, and a spacious primary suite complete with its own ensuite. The lower level features a walk-out basement door and offers an incredible amount of additional living space with a massive family room, two oversized bedrooms, and another full bathroom. Ideal for growing families, teenagers, guests, or multi-generational living! Shingles were replaced last year too! Homes in this subdivision rarely hit the market, and when they do, they sell fast. With privacy, space, mature trees, and a location that's practically in town, this acreage is the complete package.