



GRASSROOTS
REALTY GROUP

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23, 714010 Range Road 73
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2327623



\$869,900

Division:	Canon Lake Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,582 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.19 Acres		
Lot Feat:	Few Trees, Garden, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-71-7-W6
Exterior:	Wood Frame	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	na
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Experience the perfect blend of luxury, space, and convenience in this stunning 5-bedroom acreage home, ideally located just minutes from town. Designed with both everyday living and entertaining in mind, this exceptional property offers an impressive layout and premium finishes throughout. The heart of the home is the spectacular chef's kitchen, featuring a built-in oven, gas cooktop, upgraded stainless steel appliances, a convenient mini fridge, and an abundance of cabinetry and workspace. Whether you're preparing family meals or hosting guests, this kitchen is sure to impress. The main floor offers incredible versatility with two spacious living rooms and two separate dining areas, providing plenty of room for both formal gatherings and relaxed family living. Large windows fill the home with natural light while showcasing the beautiful acreage setting. Upstairs, retreat to the incredible primary suite—a true private oasis. This expansive bedroom offers ample space for a sitting area, creating the perfect place to unwind after a long day. The luxurious ensuite and generous walk-in closet complete this exceptional retreat. The fully developed walkout basement expands your living space even further, featuring a secondary kitchen area that is ideal for entertaining, extended family, or multi-generational living. With additional bedrooms, flexible recreation space, the lower level is as functional as it is inviting. Situated on a picturesque acreage just outside of town, you'll enjoy the peace and privacy of country living without sacrificing the convenience of nearby amenities. This remarkable property offers the space, quality, and lifestyle you've been searching for.