



GRASSROOTS
REALTY GROUP

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705071 Range Road 64
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2327671



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,600 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Quad or More Detached		
Lot Size:	3.15 Acres		
Lot Feat:	Cleared, Few Trees, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Wood	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	33-70-6-W6
Exterior:	Log	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Vaulted Ceiling(s)		

Inclusions:	N/A
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An exceptional Billy Steinbring-created log home. Here's your opportunity to own a stunning log home and finish it with your own style and vision. Built with massive, hand-selected logs, this home offers outstanding craftsmanship and endless character. The main floor is designed for an open concept kitchen and living room, along with a full 3-piece bath. It was built to have a spacious primary bedroom and a large ensuite on the upper level. The full basement plan includes 2 additional bedrooms, a full bath, a storage room, and the large utility room. Enjoy peaceful mornings and relaxing evenings from the covered front and rear decks overlooking your private 3.15-acre property. The property also includes an exceptional 32' x 48' heated shop complete with radiant in-floor heat, a plumbed bathroom, floor drain, concrete floor, and a 14-foot overhead door. Municipal water services both the home and the shop. Right on the pavement and just off the correction line, 2 miles west of Highway 40, and zoned CR-5. Only 10 minutes to downtown Grande Prairie, great for a small trucker or contractor. Call today for your personal viewing, before this one gets away.