



GRASSROOTS
REALTY GROUP

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45, 714072 Range Road 73
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2328869



\$985,000

Division:	Westridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,683 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, Quad or More Detached, RV Access/		
Lot Size:	3.04 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Paved, See Remarks, Tree		

Heating:	Boiler, Fireplace(s), Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Stucco
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers

Water:	Well
Sewer:	Septic System
Condo Fee:	-
LLD:	28-71-7-W6
Zoning:	CR-2
Utilities:	-

Inclusions: Wood Shed

The best of acreage living just minutes from the city! Set on 3.04 acres in a desirable CR-2 zoned subdivision, this beautifully cared for bungalow offers the perfect balance of peaceful country living and convenient access to city amenities. With pavement right to the subdivision, you can enjoy the serenity of acreage life without sacrificing accessibility. The home features 4 spacious bedrooms and 3 full bathrooms, with a thoughtfully designed layout that is both functional and welcoming. The heart of the home is the custom kitchen, showcasing quality cabinetry, granite countertops with ample workspace, and an abundance of storage- ideal for everyday living and entertaining alike. The open concept main living area is filled with natural light and positioned to take full advantage of the stunning views of Hermit and Bear Lake. Comfort is a priority here, with air conditioning for warm summer days and in-floor heating providing efficient, consistent warmth throughout the home. The property is serviced by well water with a whole home reverse osmosis system, offering exceptional water quality, and an at-grade septic system. Step outside to enjoy the beautifully landscaped yard, complete with mature trees, established flower beds, and productive vegetable gardens. The yard has been lovingly maintained and offers exceptional outdoor living space, including a large deck where you can relax, entertain, and take in the breathtaking lake and countryside views. The property is partially fenced with chainlink fencing, making it ideal for children, pets, or added peace of mind. In addition to the double attached garage, the property features an impressive 36' x 56' heated shop with plenty of room for vehicles, equipment, hobbies, or business use. Whether you need a workshop, storage space, or room for recreational toys, this shop is a standout feature that adds

tremendous value and versatility. Tucked right behind the shop is an oversized 12' x 20' garden shed as well, ensuring storage will never be an issue. This is a rare opportunity to own a move-in-ready acreage that truly shows pride of ownership inside and out. From the immaculate home and custom finishes to the incredible shop, mature yard, and panoramic views, every detail has been carefully considered and exceptionally maintained. Book you viewing today!