

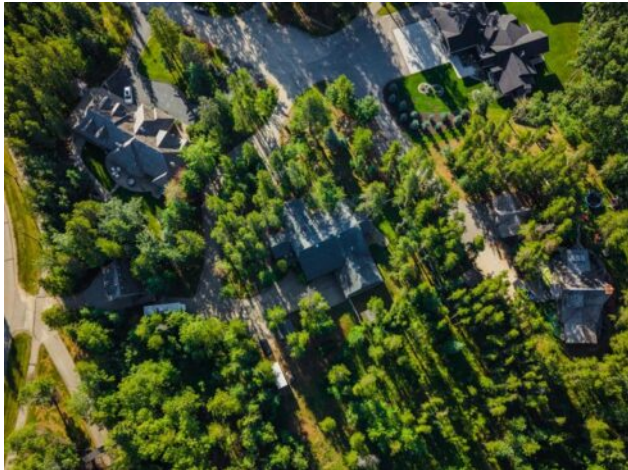


GRASSROOTS
REALTY GROUP

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6, 60031 704A Township
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2330427



\$850,000

Division:	Dunes		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,600 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	1.02 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap		

Heating: Boiler, Central, In Floor, Forced Air

Water: Public, Well

Floors: Carpet, Hardwood, Linoleum, Tile

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Mixed, Vinyl Siding, Wood Frame

Zoning: RE

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Wall Oven, Induction Cook Top, Garburator, Dishwasher, Blinds, Curtain Rods, Washer/Dryer

If you're wanting a home, that is like no other... Than this one just might be IT. Tucked away in the evergreens, on a private lot in a quiet cut-de-sac, just steps away from the 18th green at the Dunes Golf and Winter Club. Situated on 1.02 Acres! This is a gorgeous bungalow that's seen numerous updates throughout the years making it as good as new, if not better. 2,600 SQFT on ONE LEVEL. There is no basement here, but what is here is truly one of a kind and needs to be toured through to really fall in love with it. Significant updates over the years. This is your chance to own a very scenic property, with tree views out every window. Enjoy the convenience of City Water here, PLUS a well that services your underground sprinklers and outdoor taps. An attached 28x35 foot Garage, with in-floor heat, boiler room, and all the space you could need in a Garage. Desire a shop? There's room to build one. Worried about fencing? This property has a fenced in yard. Wrap around porch on your dream list? Find yourself enjoying this homes inviting half-wrapped around porch, with that morning coffee out on your favourite chair. The newer designer style kitchen is one you'll never want to stop cooking in. Quartz counter tops, customized soft close cabinetry and drawers, a walk-in pantry, cupboards with pull outs making storing and reaching for things convenient, a sink with a window to keep an eye on the kids playing....Your island even has storage on both sides! Can you even fill all of the storage spaces here? Main living area allows for so many possibilities to suit your family. Perhaps you have children, perhaps you don't... Whether you're looking to raise up your babies here or slow down and retire, this home will suit anyone! With a living room so comfortable, a new gas fireplace, tree views out every window... A 4 season room with in-floor heat! A master bedroom with vaulted

ceilings, an incredible en-suite that showcases your soaker tub, double vanity, toilet room, and tiled shower with dual shower heads! A large walk-in closet. A hallway that leads you to your Laundry Room. Your 2nd Bathroom. 2 Spare Bedrooms that are really great in size. Another bonus space to this home is one that's being used as an office space currently, but could be converted to a mud-room, a smaller gym, the choice really is yours; it even has water hook up's if you needed it. Enjoy all of what this home has to offer. It's not just the home you'll love. You'll enjoy the outdoors and the neighbourhood, too. A paved driveway, secluded aggregate concrete fire pit area with wood shed, County Taxes, close proximity to Nordic Ski Trails, Nitehawk Adventure Park, ATV trails, Wapiti River and the paved trail system, plus a Championship Golf Course out your front door. Get ready to live that acreage lifestyle, with the privacy you're after. Who knew the acreage you've been waiting for would hit the market, and be so close to town! Full feature book available for this property.