

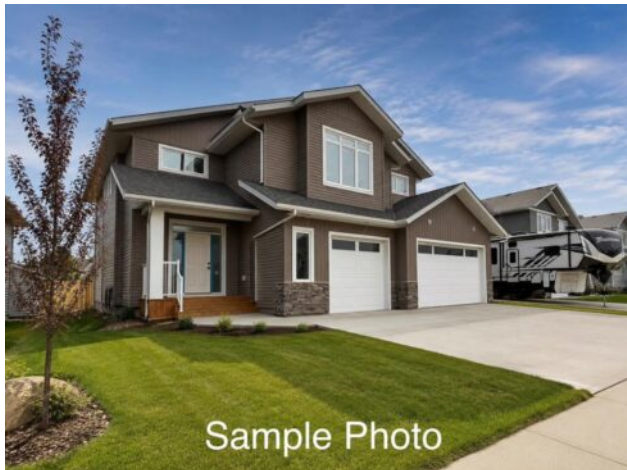


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12036 54 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2331171



\$834,900

Division:	Flyingshot Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,759 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	City Lot, Creek/River/Stream/Pond, Lake		

Heating:	Forced Air	Water:	Public
Floors:	Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-71-6-W6
Exterior:	Other, Stone, Vinyl Siding	Zoning:	CR-2
Foundation:	ICF Block	Utilities:	-
Features:	Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

MACKINLEY JOB 366 Welcome to this stunning 1,759 sq. ft. bi-level in the highly sought-after community of Flying Shot Lake, where luxury finishes, thoughtful design, and peaceful pond views come together to create an exceptional place to call home. Offering 3 bedrooms and 2 bathrooms, this high-efficiency home is built on an ICF foundation and showcases premium craftsmanship throughout. The bright, open-concept main living area is anchored by soaring 13' coffered ceilings, a dramatic floor-to-ceiling gas fireplace, and expansive windows that flood the home with natural light while framing the picturesque pond behind. The spacious kitchen is designed for both everyday living and entertaining, while two generously sized bedrooms and a beautifully finished full bathroom complete the main level. Privately situated above the triple attached garage, the primary suite is a true retreat featuring a luxurious spa-inspired ensuite, creating the perfect atmosphere to relax and unwind. The walk-out basement offers incredible future potential while already featuring a fully developed flex space that can easily serve as a home gym, media room, playroom, office, hobby space, or additional family room. It's a finished bonus area you'll appreciate from day one without the cost or inconvenience of future renovations. Outside, you'll appreciate the triple attached garage complete with hot and cold water taps, dedicated RV parking, and a premium lot backing directly onto the pond, providing beautiful views and added privacy. Additional features include carpet-free flooring throughout, upgraded finishes, and a location that perfectly blends peaceful surroundings with convenient access to amenities. If you're looking for a home that offers luxury, functionality, and an incredible setting, this Flying Shot Lake property is one you

won't want to miss. Book your private showing today!

****Builder is a licensed realtor****