



**GRASSROOTS**  
REALTY GROUP

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2,715049 Range Road 40  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2333005



**\$875,000**

|           |                                                                  |        |                  |
|-----------|------------------------------------------------------------------|--------|------------------|
| Division: | NONE                                                             |        |                  |
| Type:     | Residential/House                                                |        |                  |
| Style:    | Acreage with Residence, Bungalow                                 |        |                  |
| Size:     | 1,518 sq.ft.                                                     | Age:   | 2021 (5 yrs old) |
| Beds:     | 5                                                                | Baths: | 3                |
| Garage:   | Double Garage Attached                                           |        |                  |
| Lot Size: | 3.21 Acres                                                       |        |                  |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, Many Trees, See Remarks |        |                  |

|             |                                                                                                                                            |            |                                              |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------|
| Heating:    | Forced Air, Natural Gas                                                                                                                    | Water:     | Well                                         |
| Floors:     | Laminate, Tile                                                                                                                             | Sewer:     | Septic Field                                 |
| Roof:       | Asphalt Shingle                                                                                                                            | Condo Fee: | -                                            |
| Basement:   | Full                                                                                                                                       | LLD:       | 31-71-3-W6                                   |
| Exterior:   | Mixed                                                                                                                                      | Zoning:    | CR2                                          |
| Foundation: | Poured Concrete                                                                                                                            | Utilities: | Electricity Connected, Natural Gas Connected |
| Features:   | Bidet, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |            |                                              |
| Inclusions: | Horse Shelter , Reverse Osmosis System, Window Coverings                                                                                   |            |                                              |

2021 elegant built acreage , only 10 minutes east of Grande Prairie, situated on 3.21 acres set up for horses. As soon as you pull up to this immaculate acreage you will appreciate the gigantic front deck welcoming you into your new home. Tiled entry way greets you with an entrance bench, so kick off your boots and come on in. Living room boasts high ceiling, and extravagant sized windows facing south west, allowing natural sun light in all day long. Kitchen hosts quartz counter tops, a kitchen island, ample cabinet + counter space and must have pantry. Dining is spacious allowing a table of any shape or size for any gathering. Walk through mudroom combined with main floor laundry that leads into your fully finished attached double car garage. Remainder of the main floor consists of master bedroom with walk in closet, with incredible 5 piece en-suite, two more good sized bedrooms and full bath. Making our way to the dream home of a basement, that starts with massive second living room with feature wall with aesthetic electric fireplace and built in shelving, and flows into two more bedrooms, full bathroom with tiled shower , utility storage room, and several extra storage spaces. This home also has high end reverse osmosis system throughout the whole home, and beat the summer heat as this home also has central air conditioning. Now the icing on the cake is the outside space, that has custom heavy duty steel pipe horse fencing/pens with horse shelter, and nicely treed to the east . This acreage is the perfect combination of new and modern, and convenient distance to Grande Prairie, with the horse / livestock possibilities with whatever your heart desires. Book your viewing today as this acreage will be sure to please!