



GRASSROOTS
REALTY GROUP

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30, 712064 Range Road 51
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2335968



\$845,000

Division:	Meadow Brook Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,827 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Gravel Driveway, Heated Garage, Triple Garage Attach		
Lot Size:	3.13 Acres		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Subdivided		

Heating:	Natural Gas, Other	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-71-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Chandelier, French Door, Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Trampoline		

Welcome to Meadow Brook Estates, where your dream of acreage living becomes reality. Tucked into the beautiful community of Meadow Brook Estates, this stunning 2 story home sits on 3.13 acres and offers the perfect balance of polished interiors, incredible outdoor space and acreage living. Step inside a home filled with natural light, beautiful hardwood floors and thoughtful finishes throughout. The kitchen is warm and inviting, featuring crisp white cabinetry, a generous center island, stainless steel appliances and a gas range, flowing seamlessly into the dining and living areas. Just off the entry, a private den creates an ideal home office. Upstairs, the primary suite is a true retreat. Bright and beautifully finished, multiple windows fill the room with natural light, while a gorgeous chandelier adds an elegant finishing touch. The ensuite features his and her sinks, a soaker tub, shower and walk in closet. Two additional bright bedrooms, a full bathroom and conveniently located upper-floor laundry complete this level. The fully developed basement adds even more living space, with two spacious bedrooms, a full bathroom and large family room perfect for movie nights, entertaining or relaxing. Outside, the covered wraparound porch creates an incredible extension of this home. The property also features a greenhouse, fenced and established garden beds, backyard fireplace and plenty of room to enjoy all 3.13 acres. This home comes complete with an attached heated triple car garage. This is a home where the details have been thoughtfully considered inside and out.

Call your favourite Realtor and book your showing today.