



GRASSROOTS
REALTY GROUP

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9, 712051 Range Road 54
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2339972



\$825,000

Division:	Lawra Estates		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,774 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Asphalt, Heated Garage, Triple Garage Attached		
Lot Size:	4.74 Acres		
Lot Feat:	Landscaped, Many Trees, Paved, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl	Sewer:	Septic System, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	16-71-5-W6
Exterior:	Stone, Vinyl Siding	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: T.V. Wall Mounts, Electric Fireplace in Basement, Shed

A RARE FIND! Set on 4.74 acres in the desirable Lawra Estates subdivision, this CR-2 Zoned acreage offers the perfect balance of country living and city convenience with pavement right to your door step. One of THE MOST PRIVATE SETTINGS AROUND, this fully finished 1,774 sq. ft. 4-level split features 4 bedrooms and 3 bathrooms, with a thoughtful layout designed for family living INCLUDING A GLORIFIED SHOP as your garage. The main level living room features true hardwood floors and vaulted ceiling that flows throughout. The updated kitchen is well-equipped with a centre island, stainless steel appliances, tiled backsplash, abundant solid wood cabinetry, and a large custom-built wall pantry with soft-close cupboards and drawers for exceptional storage. Spacious dining area easily accommodates a large family table and overlooks the living room below through an elegant glass railing feature. The top level is dedicated to the bedroom spaces, featuring two comfortable spare bedrooms, a full 4-piece bathroom, and a spacious primary retreat complete with its own 3-piece ensuite. The 3rd level walk-out, a cozy living room awaits, with a gas fireplace, beautiful hardwood flooring and direct access to the rear deck.. A convenient 3-piece bath and laundry w laundry shoot is intentionally positioned for acreage living. The comfy, fully developed 4th level features a family room complete with an electric fireplace, a generously sized 4th bedroom and furnace room. A T-bar ceiling provides easy access to utilities when needed. The fully finished HEATED 30x35 TRIPLE CAR ATTACHED GARAGE, with epoxy floor. Outside, the property truly shines. Mature trees provide privacy while the long asphalt driveway instantly elevates the home's curb appeal by creating an estate-like feel to the home. The beautifully landscaped yard offers plenty of room for

family activities, complete with a fire pit area, a storage shed, and partially fenced grounds. Enjoy the sun throughout the day on the two-tiered south-facing deck featuring a gas line for your BBQ, or relax on the north-facing front deck that offers comfortable shade. Central air conditioning keeps the home cool and comfortable during the summer months. Tasteful updates over the years include HWH, New AC Coil, Hardy Board Siding & 25 year shingles. With approximately 60% tree coverage, this property stands out for its natural character and privacy. Water is supplied by a healthy water well, and septic is a tank and mound. Country living simply doesn't get better than this.