



**GRASSROOTS**  
REALTY GROUP

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1715 Dunes on 17  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2341466



**\$729,900**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Dunes on 17                                                                |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | Bi-Level                                                                   |        |                   |
| Size:     | 1,579 sq.ft.                                                               | Age:   | 2004 (22 yrs old) |
| Beds:     | 4                                                                          | Baths: | 3                 |
| Garage:   | Asphalt, Driveway, Heated Garage, Oversized, Triple Garage Attached        |        |                   |
| Lot Size: | 0.50 Acre                                                                  |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, C |        |                   |

|             |                                                                                                                                           |            |              |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| Heating:    | Forced Air, Natural Gas                                                                                                                   | Water:     | Public       |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                    | Sewer:     | Public Sewer |
| Roof:       | Asphalt Shingle                                                                                                                           | Condo Fee: | -            |
| Basement:   | Full                                                                                                                                      | LLD:       | -            |
| Exterior:   | Stucco                                                                                                                                    | Zoning:    | RC           |
| Foundation: | Poured Concrete                                                                                                                           | Utilities: | -            |
| Features:   | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s) |            |              |
| Inclusions: | Fridge, Stove, Dishwasher, Trash Compactor, Microwave, Washer, Dryer                                                                      |            |              |

A bright and beautiful modified bi-level located in the gated community of The Dunes on 17. Located at the end of a quiet cul-de-sac and backing onto the 17th hole. Step inside and you'll be welcomed by a grand, open entrance with towering ceilings and large windows that fill the main level with natural light. The spacious kitchen features oak cabinetry, dark corian countertops, an undermount sink, corner pantry and a convenient eat-up island. The kitchen flows seamlessly into the dining area and cozy living room, highlighted by a floor-to-ceiling brick gas fireplace. The dining area provides direct access to the two-tiered deck and hot tub area, overlooking the expansive, fully fenced half-acre yard and greenspace beyond. The main-floor primary bedroom is exceptionally spacious with a large four-piece ensuite and walk-in closet. There are two additional bedrooms located above the garage, along with the main bathroom. The fully developed lower level offers a wide-open family room with a second gas fireplace, an additional large bedroom, bathroom/laundry room, storage room (children's playroom) and convenient access to the garage. Outside, you'll find an extra-wide driveway leading to the impressive triple-car heated garage, which includes access to the backyard. Additional features include a shed with an overhead door, an underground irrigation system and central air conditioning.