



GRASSROOTS
REALTY GROUP

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44031 RD 730 Township
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2343484



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,581 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	12.93 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Other, See Remarks		

Heating:	Forced Air, Pellet Stove, Propane	Water:	Well
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	32-72-4-W6
Exterior:	Wood Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Bar, Closet Organizers, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: Negotiable

A short drive to Clairmont and close to Kleskun Hills, this stunning custom bungalow is truly a work of art, surrounded by incredible views and some of the most beautiful sunrises you could ask for. Large windows throughout the home bring in an abundance of natural light while the expansive wraparound veranda creates the perfect place to sit, take in the scenery and enjoy the peaceful setting. Inside, the home is filled with character and thoughtful details, featuring two bedrooms, two bathrooms, multiple living spaces, a dedicated dining room, laundry room, three season sunroom and a gorgeous built in bar. An antique wood cook stove adds incredible charm, while the 60,000 BTU pellet stove brings warmth to the main living area. Outside is just as special, with a beautifully manicured fire pit area, mature garden and an impressive variety of established fruit including raspberries, Saskatoons, gooseberries, honeyberries, cherries, apples and goji berries. A large shop provides plenty of room for vehicles, toys, storage and projects. From the craftsmanship inside to the wraparound veranda, gardens and wide open views, this is a truly special property created to be enjoyed.