



GRASSROOTS
REALTY GROUP

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22, 715034 Range Road 73
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2348625



\$859,900

Division:	Lakeview Meadows		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,907 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	2.47 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Shared Well
Floors:	Carpet, Ceramic Tile, Hardwood, Other, Vinyl	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-71-7-W6
Exterior:	See Remarks	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

**** POSSESSION JANUARY 1st 2027 **** The Meghan plan by Little Rock Builders is a beautiful floor plan geared towards function. The home is situated on 2.47 acres just outside of city limits west of GP on RR73. The main level offers an open plan with defined stylish spaces, large windows, chefs kitchen, walk through pantry, an island, powder room plus it has a gorgeous front entry along with an additional entry/boot-room coming in from the garage. The upper level has the primary bedroom along with 2 additional bedrooms. The primary suite has a magazine worthy en-suite, walk-in closet and large bedroom. The upper level also has a laundry room and bonus room. The basement is unfinished. The garage is 36' wide by 26' deep. Come take a look at property today and envision what acreage living would look like for you and family!