



GRASSROOTS
REALTY GROUP

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30, 715034 Range Road 73
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2348635



Rendering is conceptual only

\$949,900

Division:	Lakeview Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,847 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	3.43 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	See Remarks
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Shared Well
Sewer:	Mound Septic
Condo Fee:	-
LLD:	33-71-7-W6
Zoning:	CR-2
Utilities:	-

Inclusions: NA

**** BUNGALOW **** Come take a look at Little Rock Builders latest bungalow plan named "The DEACON". This 3.4 acre parcel is located a few min west of the GP City limits on RR73. The main level offers a large open floor plan with many great features. You will appreciate high end finishes, large bedrooms, office, laundry and overall space and function of the home. The primary suite has a large bedroom, walk-in closet and 5 piece en-suite. The garage entry gives you the boot-room function you are looking for and is complimented by the laundry and leads you into the office and main living area. The other side of the home has 2 good sized bedrooms and a full bathroom. The basement is unfinished but has unlimited potential to be finished into a phenomenal space. This lot stands out for its privacy, location and the walk out basement. Come have a look today.