



711051 Range Road 55  
Grande Prairie, County of, Alberta

MLS # GP208776



**\$1,349,000**

<b>Division:</b>	Willowood Estates		
<b>Type:</b>	Acreage with Residence		
<b>Style:</b>	Other		
<b>Size:</b>	3,600 sq.ft.	<b>Age:</b>	1994 (25 yrs old)
<b>Beds:</b>	2 up / 3 down	<b>Baths:</b>	3 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Detached		
<b>Driveway:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other, Tile	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 5,375
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Aluminum, Hardboard, Other	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Central Air Conditioning, Countertop(s)-Quartz, Deck, Ensuite, Fireplace - Gas, French Door, Patio, Skylight(s), Wet Bar		

**Inclusions:** Miele refrigerator and freezer, Miele built-in coffee maker, Miele built-in steam oven, Gas range, Viking Wine Fridge, Window Coverings.

MODERN, CHIC, STUNNING ACREAGE ON PRIVATE TREED LOT, 1 MINUTE FROM CITY. Home has downtown LA feel and will amaze w/ its complete transformation to vogue show piece. The Chef's kitchen feat. professional Miele and Viking appliances, built in coffee maker, quartz counter tops, walk-in butlers pantry and generous built in custom cabinetry. Kitchen + dining room share 2 way fireplace, dining room features a massive temp. controlled WINE ROOM. Hardwood and tile through out. Dining wall retracts to create indoor/outdoor space. Master w/ leather floors, freestanding tub, glass shower w/ custom lighting, body jets, heater and private patio w/ custom built ins. BONUS THEATRE ROOM w/ walkout. Basement fully developed with 3 beds and 2 baths with second master. Yard is private and serene.. 4 acres, w/ raised garden beds, trails, hockey rink and much more. Double detached garage. This home brings the urban downtown city feel to the peace of the county, too many features to list!