



**GRASSROOTS**

REALTY GROUP

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**6205 Alder Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1139970**



**\$874,900**

<b>Division:</b>	Maple Ridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	2017 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Attached, Triple Garage Attached		
<b>Lot Size:</b>	0.58 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	1-1-1-W1
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** -

ABSOLUTELY STUNNING, TURN KEY HOME ON POND IN MAPLE RIDGE! This home has everything you are looking for in an executive forever home. 4 Car garage, backing on to the lake, modern palette, full basement development, air conditioning, butler pantry, the list goes on. As you pull up you will be impressed by the commanding curb appeal of this custom home. Massive driveway (12+ cars), impressive stone work, covered veranda and 4 car garage. Walking in home you'll be greeted by 17' ceilings, and large open space. Kitchen is impressive with high end appliances, large island, quartz counters, and full BUTLERS pantry, truly magazine worthy. Living room is massive and features lake views and gas fireplace. All bedrooms have walk-in closets, top floor laundry room and office on main floor. Upstairs master suite has hotel-like en-suite, with soaker tub, and full tile surround shower w/ rain shower head + dual sinks. Basement is fully developed with wet bar (dishwasher + bar fridge included), bedroom and full bath. Yard features access to the water, many trees, fully landscaped, fire-pit, covered deck, as well as a large pad for RV or hot tub. Enjoy the convenience of city water and sewer, street lights, fire hydrants on very quiet street only 1 minute from the City - County taxes. This home is the total package, all you have to do is move in, and relax in luxury.