



**GRASSROOTS**  
REALTY GROUP

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**84 714053 Range Road 73 County of Grande Prairie Range 144 MLS # A2202148**  
**Rural Grande Prairie No. 1, County of, Alberta**



**\$540,000**

<b>Division:</b>	Lakeview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,650 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.82 Acres		
<b>Lot Feat:</b>	Many Trees, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Wood	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Cr-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Imagine enjoying nearly 4 acres of picturesque out door space, complete with a large pond that provides cherished family moments of picnics, gatherings and skating in the winter. Inside the spacious home you will find 6 bedrooms and 2 full baths. The large kitchen space is ideal for the family and overlooks one of the wood burning fireplaces in the open family room that provides an opportunity to enjoy the crackling sounds of wood as well as saving money over the winter months. There is also an office/ library on the main floor. The downstairs living space features a second wood burning fireplace and has a recent fresh update of paint. The home has undergone numerous enhancements such as a stunning large bay window that invites natural light into the living room, cozy carpeting in the basement and bedrooms, two new furnaces, some windows, siding, upgraded wiring to install a future generator for piece of mind if the power fails, two stage septic system, two wells for peace of mind and reliability and a resurfaced deck above the garage with a heated drain. For sports enthusiasts you'll love the basketball court that is in the basement-perfect for practice or family fun.