

5, 720075 95 Range  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2122968



## \$579,900

<b>Division:</b>	Catherine Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	3.16 Acres		
<b>Lot Feat:</b>	Cleared, Landscaped, Pasture, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<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>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan		

**Inclusions:** Wood Stove, Fenced, Raised Garden Boxes, Blinds, Curtains, Garage Heater, 4 Outbuildings.

This custom-built BUNGALOW features a walk-out basement and is designed for energy efficiency, with ICF walls on both levels. The main floor offers a spacious kitchen with hickory cabinets and granite countertops, two bedrooms, two full bathrooms including an ensuite, a sizable laundry room, and a living room complete with a gas fireplace and hardwood floors. The walk-out basement with the cozy wood stove that includes two additional bedrooms, a full bathroom, a family room, and a mechanical room, all with in-floor heating powered by a high-efficiency tankless boiler. Outside, enjoy a wrap-around deck on three sides, including a large east-facing deck equipped with a sun grid and hot tub. The attached 26x26 garage features in-floor heating, built-in cabinets and counters, and 220 power. There is 4 out buildings, fenced off garden and raised garden boxes. A private firepit area with a shelter wall. The property boasts beautiful landscaping, a mountain view, gorgeous sunsets and northern lights dancing in the sky. Located just 25 minutes west of Grande Prairie and 5 minutes east of Beaverlodge, this property offers both convenience and exceptional features.