

724011 Range Road 53,  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2154395



## \$569,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	8.43 Acres		
<b>Lot Feat:</b>	Rectangular Lot, Sloped Down		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, blinds, garage door opener and one remote, 3 sheds, greenhouse, security system, and air conditioner.

Welcome to this appealing rural property that features a 1500 sqft home with large garage on an abundance of land. It offers a perfect blend of comfort and convenience. This large residence boasts 5 spacious bedrooms and 3 full bathrooms, which is ideal for families of all sizes. The large living and dining area is perfect for entertaining, while the main floor family room, complete with a cozy gas fireplace, offers a warm and inviting space to relax. Over the years there has been some upgrades including shingles 4 years ago, some newer flooring and paint, hot water tank 4 years ago, and air-conditioning. Situated on a sprawling 8.43 acre lot, this property features a full basement with the 2 bedrooms, a full bathroom, and a generous recreation area. The large heated double attached garage (26' x 28') provides ample space for vehicles and storage. Enjoy the peace and quiet of every season in the heated 12' x 16' sunroom that leads to a concrete patio with gas line to the BBQ. To the south and west you have scenic views of both the city and Saskatoon Mountain and enjoy the sunsets on your large west facing deck. The nicely landscaped yard includes three sheds for storage, a greenhouse, and a large mowed grass area, perfect for outdoor activities. View the aerial picture to see approximate boundaries that includes an area out into the farm land, not just the developed area. Recently planted trees and a mature tree windbreak with lots of pine and spruce trees add to the property's charm and privacy with no close neighbors in sight. Conveniently located very close to the city, this home offers the best of both worlds &ndash; serene country living with easy access to urban amenities. Zoned CR5. Don't miss the opportunity to make this your dream home!