

712080 Range Road 103
Beaverlodge, Alberta

MLS # GP200701



\$2,375,000

Division:	Rural Grande Prairie, County of		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	-	Age:	2008 (11 yrs old)
Beds:	1 up / 3 down	Baths:	3 full / 2 half
Possession:	Negotiable		
Garage:	Yes		
Driveway:	Circular, Paved		

Heating:	Forced Air, In-Floor, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	Septic Tank
Roof:	Other	Taxes:	\$ 8,327
Basement:	Full	Condo Fee:	-
Exterior:	Stone	Lot Fee:	-
Land:	Cleared, Landscaped, Treed	Maintenance Fee:	-

Features: Air Exchanger, Ceiling-Above 8 ft, Central Air Conditioning, Central Vacuum, Countertop(s)-Granite, Deck, Ensuite, Fireplace - Gas, Non-Smoking Home, Pet-Free Home, Sauna, Security System, Sunroom/Solarium

Inclusions: -

Elegant Custom Built home on 18+ acres, 5 miles SW of Beaverlodge. Stunning rocky mtn view to the south and Saskatoon Mtn to the north. Over 9,000 sq ft of living space. 3 car attached garage. Detached 6400 sq ft three bay shop. Paved yard and driveway. Main floor features hardwood and travertine tile throughout. 10ft ceilings. Panoramic, triple pane, wood frame window. Kitchen and sunroom boast cherry wood cabinetry, black granite countertops and high-end appliances, walk-in pantry, rear entry includes half bath, mud room and laundry room. Huge master bedroom, with his/her walk-in California closet. Ensuite has his/her vanity, soaker tub and walk-in shower. Fully developed basement, 2 bedrooms, walk-in closet, full bath, nanny suite, walk-in closet, laundry room, full bath and family room with gas fireplace. Shop has 1-20x16 door and 2-20x12 doors, radiant heat, water treatment, 3 pce bathroom, metal interior, rock and stucco exterior.