

25 712051 Range Road 54
Grande Prairie, County of, Alberta

MLS # GP213288



\$969,900

Division:	Lawra Estates		
Type:	Acreage with Residence		
Style:	2 Storey		
Size:	1,931 sq.ft.	Age:	2000 (20 yrs old)
Beds:	3 up / 2 down	Baths:	3 full / 1 half
Possession:	Negotiable		
Garage:	Attached, Heated, Triple		
Driveway:	Gravel, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Taxes:	\$ 6,958
Basement:	Full	Condo Fee:	-
Exterior:	Aluminum, Vinyl	Lot Fee:	-
Land:	Landscaped, Treed	Maintenance Fee:	-
Features:	Central Vacuum, Deck, Fireplace - Gas, Jet Tub, Non-Smoking Home		

Inclusions: -

HOUSE-SHOP-PRIVACY - HERE IT IS !!! This well cared for TWO STOREY with AMAZING COMMERCIAL GRADE 40x80 immaculate SHOP ANYONE CAN ADMIRE!!! HEATED w, Hotsey wash bay, 14ft doors, benches, wash station and man cave with theatre plus mezzanine is truly amazing! Home has many updates incl flooring, basement development, large wrap around deck to admire the treed in privacy and for summer bbqs…. 4 acres paved to your driveway! Just outside City Limits with CITY WATER!!! Large home provides space you need including newer kitchen, stained cabinets, ample storage, main floor laundry, office, eat up island overlooks living area and dining room with gas fireplace and access to deck! 3 bedrooms upstairs, Master with ensuite and large closet space. Oversize attached and heated garage for winter... beautiful yard with mix of trees and landscaping! Rare opportunity that is priced to sell - MUST BE SEEN TO APPRECIATE!