

14 721050 Range Road 90  
Grande Prairie, County of, Alberta

MLS # GP213357



**\$419,900**

<b>Division:</b>	Saskatoon Mountain Acreages		
<b>Type:</b>	Acreage with Residence		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,943 sq.ft.	<b>Age:</b>	2001 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Detached, Double, Heated		
<b>Driveway:</b>	Gravel		

<b>Heating:</b>	Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 3,154
<b>Basement:</b>	None	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped, Treed	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Central Vacuum, Countertop(s)-Granite, Deck, Jet Tub, Laundry-Main Floor, Non-Smoking Home, Woodstove		

**Inclusions:** -

EXTREMELY WELL CARED FOR ACREAGE LOCATED IN PEACEFUL SASKATOON MOUNTAIN - RECREATIONAL PARADISE JUST OFF PAVEMENT!!! BUNGALOW DESIGN SITTING ON 3.79 ACRES AND LESS THAN 20MIN FROM TOWN!!! 22X26 DETACHED SHOP!!! 3 BEDROOM 2 BATH HOME WITH WALKTHROUGH LAUNDRY OFF MASTER ENSUITE... COMPLETELY UPDATED WITH UPGRADED FLOORING, NEW WHITE AND AIRY KITCHEN, GRANITE COUNTERTOPS, BUFFET SERVER, PANTRY. SUN ROOM OFF WITH WOOD STOVE OFF LIVING ROOM WIRED FOR ENTERTAINMENT AND ACCESS TO SECOND DECK. LIVING ROOM HAS GAS FIREPLACE FEATURE WITH NICE LAMINATE FLOORING AND LARGE WINDOWS, 60" TV INCLUDED!!! . LARGE MASTER W/ ENSUITE AND WALKIN CLOSET, JETTED TUB. ACREAGE IS WELL MAINTAINED, BEAUTIFUL MIX OF TREES, DETACHED SHOP, AND TWO STORAGE SHEDS AND WOOD SHELTER. FIREPIT AREA WITH CRUSHER CONE WITH GOOD WIND BREAK. ALL DECKS NO MAINTENANCE COMPOSITE WITH ALUM RAILINGS. FENCED YARD . A MUST SEE WITH EXTRAORDINARY VALUE !!!