

713010 Range Road 72  
Grande Prairie, County of, Alberta

MLS # GP213749

## \$749,900



<b>Division:</b>	Rural Grande Prairie, County of		
<b>Type:</b>	Acreage with Residence		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	1995 (25 yrs old)
<b>Beds:</b>	2 up / 3 down	<b>Baths:</b>	3
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Double, Heated		
<b>Driveway:</b>	Paved		

**Heating:** Forced Air, In-Floor, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile, Vinyl Plank

**Sewer:** Holding Tank, Mound

**Roof:** Asphalt Shingle

**Taxes:** \$ 4,935

**Basement:** Full/w Walkout

**Condo Fee:** -

**Exterior:** Stucco

**Lot Fee:** -

**Land:** Landscaped

**Maintenance Fee:** -

**Features:** Countertop(s)-Granite, Deck, Fireplace - Gas, Fireplace - Woodburning, Jet Tub

**Inclusions:** -

ACREAGE ON CITY LIMITS WITH VIEW OF THE MOUNTAINS!!! 10 ACRES WITH SHOP AND FENCED FOR HORSES - BUNGALOW WITH WALKOUT BASEMENT FULLY DEVELOPED - 4 BEDROOMS PLUS DEN/THEATRE ROOM ( COULD BE FIFTH BEDROOM) 3 BEAUTIFULLY RENOVATED BATHROOMS WITH FEATURES LIKE HEATED TILE, HEATED TOWEL RACK, TILED SHOWERS, UPGRADED FIXTURES. HEATED TILE ENTRY. CUSTOM CABINETRY, LARGE ISLAND, SPICE RACKS AND GRANITE COUNTERTOPS. LIVING ROOM W/ FIREPLACE AND DINING ROOM OVER LOOK THE SOUTHWEST VIEW WITH ACCESS TO BALCONY AND WRAP AROUND DECK. BASEMENT FULLY FINISHED WITH 2 GOOD SIZE BDRMS, BATHROOM, LAUNDRY ROOM, REC AREA AND FAMILY ROOM WITH FIREPLACE AND ACCESS TO LOWER PATIO, ELECTRICAL FOR HOT TUB, LARGE WINDOWS. HEATED ATTACHED GARAGE. RADIANT HEATED SHOP W/ LEAN TO FOR STORAGE AND MEZANNINE. FENCED AND SET UP FOR HORSES. TONS OF SPACE. 5MIN FROM TOWN PROVIDES A RARE OPPORTUNITY THAT IS PRICED TO SELL!!!