

**30 721050 Range Road 90**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2296082**



## \$574,900

<b>Division:</b>	Saskatoon Mountain Acreages		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,736 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	4.27 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Many Trees, No Neighbours Behind		

**Heating:** Forced Air

**Water:** Well

**Floors:** Carpet, Linoleum

**Sewer:** Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** CR-5

**Foundation:** Piling(s)

**Utilities:** -

**Features:** Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** Blinds & window coverings, 2 TV mounts, kitchen reverse osmosis, water softener, attached garage shelving & workbench, shed west of house, playcenter, garage heater, seller to provide title insurance.

This exceptionally well-maintained 1736 sqft custom built modular home is situated on a gorgeous, private 4.27-acre treed setting in Saskatoon Mountain Acreages about 20 minutes west of Grande Prairie. This fine property offers nice curb appeal, 32 x 28 triple garage, concrete apron and abundant room and parking for all your toys. You can enjoy the peaceful country living surrounded by trees and take in the sunshine anytime of day from either the front deck with aluminum railing or the expansive 15 x 60 rear deck. The fully fenced backyard is the perfect setting for kids and pets, complete with a play center, shed and chicken coop. Yard also offers 5 raised garden beds. Inside, the freshly painted, open concept layout is bright and welcoming, highlighting vaulted ceilings, large windows, and a cozy wood fireplace. The spacious kitchen boasts plenty of cabinets, eating bar, and modern stainless-steel appliances. You will love the impressive primary bedroom, which offers a huge walk-in closet and a luxurious ensuite featuring a two-person jetted tub, separate shower, and his-and-her sinks. The layout features 2 large bedrooms and a 3rd room which could be an office, playroom, nursery, or potential 3rd bedroom. The 32 x 28 heated garage features 3 overhead doors, floor drain, shelving and workbench and a lean-to off the back perfect for extra storage. Other great features include custom blinds, reverse osmosis to fridge and kitchen tap, new hot water tank and new washer and dryer. This scenic property offers a rare combination of modern open concept floor plan, private treed setting and a massive garage all at an attractive price so book your showing soon.