

#11 704041 Range road 72
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1212049



\$1,275,000

Division:	Riverview Pine Estates		
Type:	Residential/House		
Style:	Acreage with Residence, 1 and Half Storey		
Size:	2,047 sq.ft.	Age:	2007 (15 yrs old)
Beds:	5	Baths:	4
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Parking Pad, Paved, RV		
Lot Size:	5.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Landscaped, Private, Tree		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Tile, Wood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	26-70-7-W6
Exterior:	See Remarks	Zoning:	CR5
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: na

This immaculate custom-built home offers over 3700sqft of living space, a walkout basement suite as well as an apartment suite above the 1 one of the 2 shops! 5 acres Backing onto CROWN LAND in Riverview pines, this property has a serious WOW factor. Zoned Cr5! Upon entering the property you will notice the nice long paved driveway, fenced for horses, and of course the jaw dropping view. Nothing says peace and quiet like overlooking the wapiti river valley. This home features open concept living spaces with rustic finishings that make you feel right at home the second you walk in. Big open kitchen with granite counters, gas range, high end custom cabinets, walk in pantry, wine fridge... perfect for entertaining. The living and dining room lead out to the massive deck overlooking the valley and your private backyard. There are 2 bedrooms and 2 bathrooms located on the main level as well as main floor laundry. Upstairs features a large master bedroom (master could be upper or main floor) and ensuite that has a beautiful view as well. The walkout basement has been finished into a large beautiful 2 bedroom + 1 bathroom suite with separate laundry, outdoor living spaces as well as separate entrances. In addition to the attached double garage, there are 2 shops (30x37 and 39x38) sure to impress as well as a 1 bedroom apartment suite above the one shop. The stamped concrete firepit pad over looking the valley makes the perfect spot to entertain on those beautiful summer evenings. Triple glazed windows, in floor heat, 30 year shingles... the list goes on. There are more to perks to this property than we have room to list, come check it out for yourself!