

710072 Range Road 55  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1230908



## \$1,598,000

<b>Division:</b>	Pinebrooke Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,626 sq.ft.	<b>Age:</b>	1999 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Driveway, Heated Garage, RV Access/Parking, RV Garage, Triple		
<b>Lot Size:</b>	3.99 Acres		
<b>Lot Feat:</b>	Greenbelt, Landscaped, Private, Rectangular Lot, Treed		

<b>Heating:</b>	In Floor, Forced Air, Hot Water, Natural Gas, Radiant	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone, Underground Utilities
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	EVO Grill, Napoleon BBQ, Built in Fridge Drawers (x2) - Covered Deck area Pool Table, Microwave in Basement Radiant Heaters in Shop		

Pinebrooke Estates - private well treed acreage featuring a beautiful 2600 sq. ft. bungalow with an oversized triple car fully finished heated garage & "separate" fully finished heated shop (35'x40') on 3.99 acres. Features: Completely modernized kitchen with extensive custom cabinetry, quartz counters, glass tiled backsplash, tiled flooring, updated 2 pc. guest bathroom, living room with high ceilings & large windows, gas fireplace with grey marble tile floor to ceiling with built in cabinetry. There is a total of 6 Bedrooms and 4 bathrooms. The Spacious master bedroom has walnut floors, a walk in closet & brand new bright, beautiful completely updated ensuite (new quartz counters, all new fixtures, free standing tub, separate shower, new vanity with double sinks, tons of storage). Main floor bedrooms 2 & 3 are a good size with windows seats & good size closets, the main 4 pc. bathroom has also been completely updated with a clean & bright modern fresh look; the main floor laundry room is huge & also offers tons of storage. A brand new 3 season room with opening screened windows offers a whole new beautiful living space-features a built in grill kitchen (EVO grill, Napoleon BBQ, Frigidaire built in fridge drink drawers). Buyers will love this enclosed deck space sitting in the middle of Nature without the bugs. Basement features: wide open recreation room with gas fireplace, guest bedroom, an additional gigantic bedroom with access to 3pc. bathroom (complete new shower), another bedroom (this makes 6 bedrooms total) or this room is a fantastic office/gym with tons of closet storage. The winding private driveway into this home is completely paved - no mud anywhere. The landscaping is all perennials and maintenance free. Fabulous views from a wonderful look out area over a Ridge on the property. Truly one of a kind irreplaceable Acreage!