

61, 704010 range road 64 Range  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2029686



**\$949,900**

<b>Division:</b>	Mystic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,421 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.47 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public, See Remarks
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	29-70-6-W6
<b>Exterior:</b>	Other	<b>Zoning:</b>	cr2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Tankless Hot Water		

**Inclusions:** \$5000 appliance allowance

WILLING TO TRADE FOR YOUR HOUSE IN Grande Prairie! This home offers IMMEDIATE POSSESSION and a \$5000 appliance package!! The Taylor XL is offered by Little Rock Builders and is located in Mystic Ridge on 2.47 treed acres. Beautiful open plan, large windows, powder room and large entry. The chef's kitchen provides you with a unique layout complimented with ample counter space, lots of natural light, countless drawers and a walk-through pantry area from the boot-room to the pantry/kitchen area. The dining room and living room are also a great size offering style and function. Upstairs you have 3 bedrooms, a laundry room, 2 bathrooms and a bonus room. The master is nicely set up with an ensuite and walk-in closet. The basement will have a family room, 1 bedroom with potential for a 2nd bedroom, and full bathroom. This home is perfect for a growing family. Don't miss out and book your showing today!! 72 hour time clause until May 6.