

723049 RGE RD 104
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2125698



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,100 sq.ft.	Age:	1995 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Gravel Driveway, RV Access/Pa		
Lot Size:	35.71 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Garden, Landscaped, Pasture, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	21-72-10-W6
Exterior:	Other	Zoning:	Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, window coverings, central air, greenhouse, outbuildings, tree house.

Looking for the perfect property to call home? Look no further than this stunning 36-acre property, conveniently located just minutes from Beaverlodge and Hythe and close to Riverbend Golf Course and the Beaverlodge River. This raised bungalow with central air is fully developed, featuring 4 bedrooms and 3 bathrooms. The attached 910 sqft heated garage with double 10' overhead doors provides ample space for your vehicles and storage needs. Additionally, there is a 60'x42' metal-clad shop with a gravel floor and 20' power overhead door for even more storage options. Inside, you'll find a beautifully updated home with vaulted ceilings, an open-concept floor plan, and large windows that allow natural light to fill the space. The sunken living and dining room is perfect for entertaining, while a cozy wood-burning stove with a stone surround adds warmth and comfort. The kitchen is a chef's dream, equipped with a large island, granite countertops, and high-end appliances. A walk-in pantry provides ample storage for all your cooking essentials. The primary bedroom is located on the main floor, complete with a full bathroom, second bedroom, and a powder room off the large garage entry. Downstairs, you'll find a family room, two additional bedrooms, a full bathroom, a laundry room, and a storage room. Outside, a spacious two-tier composite deck is ideal for entertaining and enjoying the landscaped property, which includes a garden spot and fire pit area. The property also boasts a private location on a dead-end road and mature landscaping for added peace and tranquility. Don't miss this incredible opportunity to own your dream home on a beautiful 36-acre property, with the added benefit of hay land that produces approximately \$8000-\$10,000 yearly in hay bales. Contact us today to schedule a viewing!