

9, 715034 Range Road 73
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2135853



\$759,900

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|------------------|----------------------------------|---------------|------------------|
| Division: | Lakeview Meadows | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,560 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Quad or More Attached | | |
| Lot Size: | 2.47 Acres | | |
| Lot Feat: | Few Trees | | |

Heating: ENERGY STAR Qualified Equipment

Water: Well

Floors: Tile, Vinyl Plank

Sewer: Mound Septic

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: 33-71-7-W6

Exterior: Metal Siding

Zoning: CR-2

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: \$5500 appliance allowance, garage heater, hot water on demand

Welcome to sunny Lakeview Meadows! This bungalow is situated in a gorgeous acreage subdivision. The subdivision is only 10 minutes from Costco, west down Highway 43. The home has a QUAD garage and screams curb appeal with the metal siding and fresh facade. The metal siding is fireproof and damage proof; Grande Prairie winds won't stand a chance!! Inside this sunny abode we have sky high ceilings with a stunning shiplap fireplace, kitchen with 2 tone cabinets and gorgeous quartz countertops. The open shelving, dark flooring and bright walls are an absolute show stopper. Inside the garage you have a gorgeous finished boot room with tons of storage. The primary bedroom has a peeked ceiling, walk in closet and gorgeous spa like ensuite. The upstairs is complete with 2 more bedrooms and a 4 piece bath. The basement is open for development. Seller is a licensed Realtor in Alberta.