

**713019 94 Range Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2115592**



**\$1,149,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,398 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking, RV Garage		
<b>Lot Size:</b>	9.98 Acres		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Gentle Sloping		

<b>Heating:</b>	In Floor, Forced Air, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	CR-5,
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Fridge, stove, dishwasher x2, OTR Microwave, shed		

Experience breathtaking Mountains from this Custom-Built 2400 sq ft Bungalow on a Sprawling 10-Acre Parcel zoned CR5, allowing for incredible flexibility to run various trucking or oilfield businesses right from the comfort of your home. Upon arrival, you'll be greeted by a charming covered porch that spans the entire length of the house, providing multiple lounging areas. Step inside to an awe-inspiring main entryway featuring a breathtaking commissioned art light fixture that sets the tone for the grandeur that lies ahead. The heart of this home boasts an open-concept living, dining, and kitchen area with soaring vaulted ceilings. The chef or baker in you will delight in the kitchen, which offers an abundance of counters, cabinets, & storage space, complete with an expansive island. Plus, a massive pantry with heavy-duty wood shelves & ample room for a freezer & second fridge. The dining area, with floor-to-ceiling windows, treats you to picturesque views of the valley & majestic mountains. Connecting seamlessly to the dining area is the massive living room, featuring a gas fireplace, complemented by custom wood shelving on both sides for your audio & video gear. Entertainment enthusiasts will be thrilled with the built-in speakers gracing the entire main living room area. An adjacent office/bedroom with garage access caters perfectly to those running a home business. On the opposite wing, you'll find the luxurious master retreat, complete with a cozy sitting area, an oversized walk-in closet, & a spa-like ensuite for ultimate relaxation. The main floor also offers a well-appointed laundry room with folding counters, custom pedestals, & cabinets, as well as an additional full bathroom accessible from the garage area. Moving to the lower walk-out level, The spacious area accommodates a pool table and other large games, complemented by a cozy movie area complete with

a wood stove for chilly evenings. An impressive wet bar with dishwasher and sink caters to large gatherings. Three generously sized bedrooms, two of which boast walk-in closets, and another full bathroom on the basement level. Also a massive storage room with cold room & a delightful secret kids play area. Additionally a 2-car garage with a floor sump, epoxy coated floor, & abundant lighting. The property also includes a massive 60x70 shop with a heated 40x70 side, boasting an industrial 12-inch cement floor, plumbed for in-floor heat & currently boasting radiant heat. With plumbing for a bathroom, the possibilities are limitless. The 20x70 cold storage side is perfect for accommodating RVs or boats. Three wide doors, measuring 12 ft and 8 ft wide, with a height of 16 ft, ensure ease of access for large vehicles & equipment. Outside features a beautiful fire pit, Raised Garden beds, raspberry patch, garden & a fruit garden with apples, saskatoons & strawberry plants. There are lots of trees surrounding the property as well for privacy. This is a must see!