

**18-713072 Range Road 51**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2173754**



**\$1,149,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,406 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Attached Carport, Driveway, RV Access/Parking		
<b>Lot Size:</b>	6.57 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Cul-De-Sac, Garden, Landscaped, Many Trees		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	23-71-5-W6
<b>Exterior:</b>	Log, Stone	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Tile Counters		

**Inclusions:** N/A

Welcome to your dream log home on 6.57 acres of pure serenity, only 7 minutes from town and just mere moments from the brand new Harry-Belford School! Nestled among majestic trees and boasting a picturesque garden, this property offers a perfect blend of rustic charm and modern convenience. As you step inside, and make your way beyond the spacious entryway, you'll immediately be captivated by the stunning view of the pond and trees from the living room, creating a tranquil atmosphere where you can unwind and enjoy the beauty of nature. Enjoy the same breathtaking view from the inviting wrap-around porch. This custom-built, single-owner home, 1.5-story log home exhibits incredible, high cathedral ceilings, accentuating the grandeur of the space. The stone-accented wood-burning fireplace in the living room provides a cozy focal point, while floor-to-ceiling windows flood the space with light, immersing you in the beauty of the outdoors. The kitchen is equipped with a double oven, paired with a gas stovetop, a griddle, a brand-new fridge, and pot filler with reverse osmosis water. The beautiful tile counters and exquisite range hood above the stove add sophistication, while the expansive island—large enough to seat eight—provides ample space for both dining and meal prep. A convenient 3pc bathroom on the main floor adds to the functionality and accessibility of the space. Enjoy the luxury of in-floor heating on both the main floor and basement, powered by a brand-new boiler, ensuring warmth and comfort all year round. The main floor also houses two generously sized bedrooms, perfect for accommodating guests. Upstairs, you'll find a versatile area, perfect for a home office. The master bedroom is complete with his and hers closets, a private balcony, and an exquisite 3pc ensuite featuring high gloss vanities, a jacuzzi tub, and

privacy glass. Venture downstairs to discover a spacious family room, an additional bedroom, and a cold room, perfect for storing your harvest from the garden. The laundry room offers ample storage space and a convenient folding station, making chores a breeze. The high-gloss cupboards maintain consistency and elegance throughout the home. The allure doesn't end there; the basement also houses a luxurious 3pc bathroom with a steam shower as well as a well-appointed storage room. Built on an ICF foundation, the property boasts separate septic systems for both the house and the shop, ensuring optimal functionality. Additionally, the house and shop share a field. The expansive 42' x 60' shop, complemented by an additional 42'x14' lean-to carport, features its own 3pc bathroom and wood-burning stove and makes for a versatile space for projects and hobbies. Equipped with in-floor and overhead heating, it's the perfect space to pursue your passions year-round. Don't miss this opportunity to embrace a life of peaceful luxury. Schedule your tour today!