

**26, 712068 74 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2203925**



**\$830,000**

<b>Division:</b>	Mountain View Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,901 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Gravel Driveway, Heated		
<b>Lot Size:</b>	3.08 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	17-71-7-W6
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

A beautiful modern family home acreage in Mountainview Estates, just 10 minutes West of Grande Prairie. 3.08 well manicured acres with a great open yard, outlined by trees and amazing mountain views. The home itself boasts over 3000sqft of finished living space with a 1.5 storey floorplan. Walking through the front door welcomes you into the wide open and inviting entryway. From here you'll find french doors leading to the office as well as access to the garage with laundry room nearby. The kitchen gives a grande feeling with bright whites, quartz countertop, marble backsplash, new modern appliances, corner pantry, a huge island with eat up counter and more. Dining room can fit a table to entertain any size family and looks onto the backyard. The living room has towering ceilings with (tinted) windows to match, a brick gas fireplace feature and access to the back deck. Two spacious bedrooms and a spacious main bathroom complete the main floor. Upstairs has a bonus living/sitting room area overlooking the main living room, another bedroom and bathroom as well as the master oasis which features a huge bedroom, walk in closet and 5 piece ensuite with fully tiled walk in shower, soaker tub and his/hers vanity. The sprawling basement is an open canvas and ready for your designing. The true double attached garage is heated and finished. The 36x36 detached garage is also finished and heated with radiant heat, floor drain, 220 wiring and additional 30 amp service for RV parking. It can be used for an office, more storage for toys, a home business or a place to hang. Outside has a big back deck and a front covered deck. The yard has a firepit area, 2 storey kids playhouse, 2 large sheds, 1 smaller and tons of parking. Hot water tank is newer, septic system is also newer. RR74 has recently been paved so it's a smooth ride to the subdivision!