



DON'T GAMBLE WITH YOUR HOME.
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42 & 46, 742033 Range Road 53
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2151356



\$680,000

Division:	Spruce Villa Estates		
Type:	Residential/House		
Style:	A-Frame, Acreage with Residence		
Size:	1,765 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Gated, Gravel Driveway, Heated Garage,		
Lot Size:	7.91 Acres		
Lot Feat:	Backs on to Park/Green Space, Lawn, Irregular Lot, Many Trees, See Remark		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	15-74-5-W6
Exterior:	Stone, Wood Siding	Zoning:	CR-4
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n.a

Did you hear that noise? Me neither. Just the gentle rustling sounds of branches in the breeze and birds tweeting their love of this peaceful acreage location. Might have been the fun sound of a golf cart at nearby Spruce Meadows Golf & RV. Almost eight acres mostly treed ideally located at the northeast corner of Spruce Villa Estates. Four seasons of the Peace Country take turns being your favourite plus CR-4 zoning allows for some minor agricultural related pursuits too! Large A-frame designed home is ideal in this serene setting with windows galore so you won't miss seeing other wildlife visitors too. Scene stealing views are particularly evident in the living room with floor to ceiling windows making you feel connected to the outside from inside. Interior wood and stone touches are never out of style, particularly in this setting. A/C keeps you cool during long days of spring and summer while a wood stove will warm the family after winter cross country skiing and other outdoor activities. Paved to your gated driveway, look left to the 1,700+ square foot home or right to the heated 28X50 detached garage. This 1997 build home has updates within the past few years including shingles, furnace, hot water tank and septic pump. Triple pane windows are not common but this home has 'em! On dark winter mornings in the kitchen enjoy your coffee with under-cabinet lighting. Back outside the lot is perimeter fenced so adding a few animals is worth a thought. Notice the decks on all sides of the home! Modern rural living with a drilled water well and 65' internet tower. Firepit area adjacent to a raised platform ideal for a covered space or all sorts of yard activities. You may forget there are other acreages even in the subdivision with all the trees plus with a municipal reserve to the north, no homes thataway. Consider all this acreage has to offer while relaxing in the kitchen with underlit

pine cabinetry, modern appliances, step in butler pantry and breakfast bar island. Windows surround adjacent dining space for enjoyable eating in or step through the deck door for outside entertaining. Main floor primary bedroom with deck access features large ensuite. Second level has a full bath plus two bedrooms. Enjoy the living room window view from that level. Full basement has an office/bedroom plus laundry room as well as vast storage space. A few minutes paved drive to Sexsmith for conveniences or about 30km to Grande Prairie if a city run is needed.