



DON'T GAMBLE WITH YOUR HOME.
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6119 76A Street
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2181436



\$1,175,000

Division:	Maple Ridge Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,698 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Drive Through, Garage Door Opener, Garage Faces Front		
Lot Size:	0.53 Acre		
Lot Feat:	Few Trees, Lawn, Low Maintenance Landscape, No Neighbours Behind, Irreg		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer, Septic Tank
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-71-5-W6
Exterior:	Composite Siding, Silent Floor Joists	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,

Features: Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Dream Home - Dream Garage! This home is located in Maple Ridge Estates just a few minutes east of GP all on pavement off of 68 Avenue. It is a private 1/2 acre lot with no rear neighbors. This custom designed home is a showstopper from top to bottom starting with the vast open areas, 15' high ceilings in the front entrance & main living room & a beautiful wall of windows looking directly into the trees in the backyard. This home offers a very unique floorplan with several outstanding features: there is a main floor office with a separate exterior entrance from the front landing, the large in-floor heated garage has two separate bays (36'x23' garage for cars & 48'x15' RV bay with an overhead door at each end-or put in a lift for vehicle storage), entertaining kitchen with an abundance of cabinets, built in appliances (full size side by side fridge/freezer, built in oven, built in microwave, built in dishwasher, Ceran cook top, water spout for pots, beverage fridge), butler's station & huge pantry, large main floor laundry room with tons of storage options. There is a fully developed basement with 2 recreation areas & one makes a perfect theatre room with a wet bar, 2 full bathrooms - one with an unfinished area for a sauna, 3 large bedrooms (the largest room is so big would make a great workout room) & there is a clean spacious utility room. This exterior has a very nice firepit area & large shed which would make a great studio or playhouse. If you are looking for a one of a kind property then this is a MUST SEE!!