

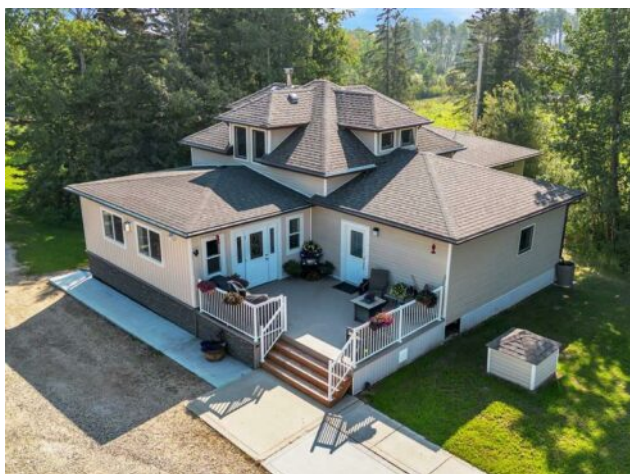


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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116, 743010 Range Road 50  
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2192614



**\$650,000**

<b>Division:</b>	Morgan's Mountain Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,466 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	3.26 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn		

**Heating:** Forced Air

**Water:** Well

**Floors:** Carpet, Linoleum, Vinyl Plank

**Sewer:** Pump

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** 24-74-5-W6

**Exterior:** Vinyl Siding

**Zoning:** CR-4

**Foundation:** Piling(s)

**Utilities:** -

**Features:** No Smoking Home

**Inclusions:** Play house, bunk house (shop)

Welcome to your perfect countryside retreat! This 2400 Square Foot Home is a stunning 4-bedroom, 3-bathroom home offers the best of rural living combined with modern amenities. PLUS a 26x36 Double Car Garage, a 18x40 Single Bay Garage, and a 24x30 Cold Storage Pole Shed!!!! Nestled on a spacious acreage, this property is designed to accommodate your family's needs and more. Key Features: Four Spacious Bedrooms: Enjoy generous living space with four well-sized bedrooms, perfect for a growing family or hosting guests. Each room is bright and airy, providing a cozy and comfortable atmosphere. Three Full Bathrooms: No more morning rush! With three full bathrooms, everyone gets their own space and convenience. The primary ensuite boasts luxurious fixtures and a serene ambiance, creating your own personal spa-like retreat. There's plenty of room for cars, trucks, and storage, ensuring everything has its place. Detached Shop: Whether you're a hobbyist, DIY enthusiast, or need extra space for business projects, the detached shop is a game-changer. It's equipped with ample space and utilities to handle all your projects and storage needs. Open-Concept Living: The heart of the home is a spacious, open-concept living area that seamlessly combines the main kitchen, dining, and living spaces. Perfect for entertaining or enjoying family time, this layout offers versatility and ease. Modern Kitchen: The kitchen is sleek and modern, featuring high-end appliances, plenty of counter space, and an island that doubles as a breakfast bar. Whether you want to start a garden, enjoy the playground, or simply relax and enjoy the tranquility, this yard has it all. No Basement, No Problem: This home's thoughtful design maximizes above-ground space, ensuring every square foot is functional and beautiful. Say goodbye to the dark,

unused basement and hello to bright, inviting living areas. Zoned CR-4 & Paving to property should be completed by 2025. Ask your realtor for a copy of the property feature sheet to learn more about the history and beauty of this home!