



DON'T GAMBLE WITH YOUR HOME.
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84 714053 Range Road 73 County of Grande Prairie Range 4 **MLS # A2202148**
Rural Grande Prairie No. 1, County of, Alberta



\$540,000

Division:	Lakeview Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,650 sq.ft.	Age:	1976 (49 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	3.82 Acres		
Lot Feat:	Many Trees, Pie Shaped Lot		

Heating: Fireplace(s), Forced Air

Water: Well

Floors: Carpet, Wood

Sewer: Mound Septic, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding

Zoning: Cr-4

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: n/a

Imagine enjoying nearly 4 acres of picturesque out door space, complete with a large pond that provides cherished family moments of picnics, gatherings and skating in the winter. Inside the spacious home you will find 6 bedrooms and 2 full baths. The large kitchen space is ideal for the family and overlooks one of the wood burning fireplaces in the open family room that provides an opportunity to enjoy the crackling sounds of wood as well as saving money over the winter months. There is also an office/ library on the main floor. The downstairs living space features a second wood burning fireplace and has a recent fresh update of paint. The home has undergone numerous enhancements such as a stunning large bay window that invites natural light into the living room, cozy carpeting in the basement and bedrooms, two new furnaces, some windows, siding, upgraded wiring to install a future generator for peace of mind if the power fails, two stage septic system, two wells for peace of mind and reliability and a resurfaced deck above the garage with a heated drain. For sports enthusiasts you'll love the basketball court that is in the basement-perfect for practice or family fun.