



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**713024 Range Rd 73**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2159712**



**\$899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,204 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Gravel Driveway, Heated Garage,		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Lake, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** none

Welcome to this stunning acreage! This piece of paradise is only 1 km off pavement and 5 mins from Grande Prairie City limits. Beautiful acreage boasting a 2200 square foot bungalow with walkout basement overlooking Dimsdale Lake to the South. The sprawling main floor features a large entry way which provides access to the oversized heated garage and a half bathroom. Enter the open concept living space with plenty of South facing windows! Fall in love with the beautiful kitchen complete with dual wall ovens, a gas range, two sinks, a huge island, and large pantry. The main floor primary bedroom oasis offers patio doors to the South facing deck, a large walk-in closet, laundry, and a 4-piece ensuite with double vanities and soaker tub. Two large bedrooms and another full bathroom complete the main floor. Truly a perfect family home. The basement is partially developed with two bedrooms, one full bathroom, and a huge theatre room! There is still plenty of space for development including a second laundry room, a storage room, and a family / rec room throughout the rest of the basement. Put your final touch on this home and make it your own! The comforts of this home also include A/C. The attached heated garage has 9-foot doors. Plus, there is a fully developed 30x48 heated shop with concrete floor and interior finished with tin. The shop features a 14x14 bi-fold style door. This property also has tons of electrical hookups throughout the yard for RVs! An amazing way to host guests and/or to use for storage of your own RV unit!! The peaceful yard with direct access to the Dimsdale Lake makes you forget you are minutes from Grande Prairie! This is an absolute must see if you are in the market for an acreage! Properties like this don't come on market often! Book your viewing soon!!