



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

**2, 100011 Twp 722 Road
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2166848



\$909,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,622 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Covered, Double Garage Attached, Grave		
Lot Size:	9.75 Acres		
Lot Feat:	Few Trees, Garden, Low Maintenance Landscape, Gentle Sloping, No Neighb		

Heating:	Forced Air	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	Cr-5
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Wall oven, Wall microwave, Beverage center, Dishwasher, Washer, Dryer.

Nestled on a sprawling 10-acre parcel of land, this meticulously maintained property offers an exceptional blend of comfort and functionality. With its prime location on 9.75 acres zoned CR-5, there's ample room for versatility and expansion. Step inside to discover a home adorned with tasteful finishes, showcasing the careful attention to detail throughout. The heart of this home lies in its expansive open-concept living, dining, and kitchen area—a welcoming space perfect for family gatherings and entertaining guests. The kitchen, designed with both style and functionality in mind, boasts abundant prep space, high-quality appliances, and a generously sized island ideal for culinary endeavors. Upstairs, three spacious bedrooms await, accompanied by two full bathrooms, ensuring comfort and convenience for the entire family. The master bedroom stands out as a serene retreat, offering dual walk-in closets and a luxurious 5-piece ensuite complete with a freestanding clawfoot tub. Venture downstairs to find even more living space, including a sprawling family area, two additional bedrooms, and another full bathroom, providing endless possibilities for relaxation and recreation. Outside, the property boasts a substantial heated shop with 16 ft doors—an ideal space for pursuing hobbies and projects. Additionally, a covered and enclosed lean-to storage area offers protection for your recreational vehicles, boats, and more. For those with a green thumb, the property presents numerous garden areas ready to be cultivated or transformed according to your preferences. With fenced areas perfect for housing horses or exploring hobby farming ventures, this property offers a lifestyle tailored to your desires. More than just a residence, this property embodies a unique lifestyle waiting to be embraced. Don't miss your chance to experience the beauty and

luxury of acreage living—schedule a private viewing today and seize the opportunity to make this exceptional property your own.