



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

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**54073 712 Township**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2170183**



**\$989,900**

<b>Division:</b>	Willowood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,950 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	3.00 Acres		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	CR4
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** WINDOW COVERINGS

Charming Custom Ranch-Style Home on Spacious Acreage. Original owner offers this beautifully maintained custom-built ranch home just minutes from the city. Step into a warm and inviting space, featuring a stunning bricked fireplace wall in the main living room, soaring vaulted ceilings with rich wood and beam accents, and large windows that fill the space with natural light. There is also an expansive family room boasting hardwood floors, a brick surround for the cozy wood-burning stove, and plenty of windows that bring the outdoors in. The kitchen is a chef's dream with abundant oak cabinetry, granite countertops, a tile backsplash, and a bonus desk area. It also has a built-in wall oven and microwave, pantry cabinets, and plenty of counter space for all your cooking needs. The large room adjacent features your laundry center with more great cabinetry, deep basin sink and even an iron board built-in. Plus a very handy cold room that has compressor hook ups available to make it even colder. The separate formal dining room is a showstopper with wood and beamed ceilings and paneled walls, perfect for hosting guests. The spacious master suite offers a serene retreat with a walk-in closet, lovely ensuite with a wide Jacuzzi tub, dual shower heads in the separate tiled shower, and granite counters. Two additional bedrooms come complete with built-in desks and share a Jack & Jill bathroom, perfect for family living. This home also features a large office space accented by wood paneling and with panoramic views of the beautiful yard and trees, a great place to catch the morning sunrise. A patio entrance with a gas hookup makes BBQing easy, and the side entrance offers a convenient 3-piece bath. For extra space, enjoy the bonus upper loft area with a skylight, wood ceiling, storage closet, and built-in safe. The detached 24x30 heated garage is fully finished

with a workbench and shelving. A 28x40 insulated shop includes a new furnace, water tap, and 220V wiring, perfect for any project. An expansive gorgeous yard filled with mature trees, a small pond, and a fire pit area make this home truly special. Paved roads take you right to the door of this peaceful country oasis—ideal for anyone looking to enjoy nature while staying close to city conveniences. The roof has been recently redone & there is AC, and an invisible pet fence installed as well. This is a one-of-a-kind home with lots to offer!