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2, 714066 RGE RD 74  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2090636



**\$879,900**

Division:	Grandview		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,239 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.57 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partially Finished, Walk-Out To Grade	LLD:	29-71-7-W6
Exterior:	Mixed, Wood Frame	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	\$10, 000 appliance allowance		

Buy today and enjoy your new acreage this summer! Now including central air conditioning and a \$10,000 appliance allowance! Have you considering building your dream home in the countryside but feel overwhelmed by the process? Uncertain about construction costs and timelines? Haven't found the perfect property, plan, or builder yet? Look no further! This remarkable property might just be the solution you've been searching for. Nestled in the newly developed Grandview Heights subdivision, a mere 10-minute drive west of Grande Prairie, this stunning new construction by Destiny Homes and Developments awaits you. With a paved road leading directly to the driveway, convenience meets serenity in this idyllic location. Set on a 2.57-acre lot, the "Ross" plan unfolds as an exceptional two-story residence, complete with an oversized triple car garage, covered deck, and a desirable walkout basement. Step inside to discover a light-filled main level, exuding an inviting ambiance. The living room showcases a cozy fireplace and built-in features, while the well-appointed kitchen offers ample space with a corner pantry, abundant cabinets, and exquisite hard surface countertops. Adjacent to the kitchen, the dining room provides access to the impressive covered deck, perfect for outdoor entertaining. On the upper level, a comfortable family room awaits, along with a full washroom, a convenient laundry room, and three bedrooms. Each of the two kids' rooms have their own walk-in closet, while the primary suite boasts a generous walk-in closet and a beautiful five-piece ensuite, creating a peaceful sanctuary. As you venture downstairs, envision the possibilities. The basement has been thoughtfully prepared with plumbing for in-floor heating and framing complete for two additional bedrooms, a washroom, and a bright and spacious rec room. Outside, the rear

yard is enveloped by a delightful tree cover, ensuring privacy, while the front yard offers an open area for various activities like playtime or gardening. For more information or to arrange a viewing, reach out to your trusted Real Estate Professional today!