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29, 51034 Township Road 712  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2120378



\$789,900

Division:	Arthur Lane		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,472 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Asphalt, Electric Gate, Garage Door Opener, Heated Garage		
Lot Size:	3.00 Acres		
Lot Feat:	Landscaped, Level, Many Trees, Other, Paved, Private, See Remarks		
Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	14-71-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island		

Inclusions: na

Get ready to be amazed by this idyllic location! Situated near town, this charming 1472 sq. ft. home features three bedrooms upstairs and a lovely mother-in-law suite downstairs, all spread out on 3 acres of serene privacy. Not only does it include a spacious triple heated garage (36 x 28 x 41), but also a warm 26 x 28 workshop, a fully paved driveway and parking space. Step into the delightful sunroom or unwind in the hot tub spa for a touch of luxury. The master suite is a dream with a stylish walk-in closet and a spa-like ensuite with an oversized shower. Numerous upgrades on this great home, from new triple pane windows, new siding and roofing, to a renovated kitchen with plenty of cabinets and granite countertops. Fresh flooring and more enhancements are also part of the package. Downstairs you will find the large suite with 3 pce. bathroom and kitchenette, laundry area and large family room. The property is a fenced sanctuary with a security gate and it even has a corral and a dugout. If you've been yearning for a countryside retreat, this exquisite home is just what you've been looking for!