

#1 711068 Range Road 93  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2240616

**\$815,000**

|           |                                                        |        |                   |
|-----------|--------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                   |        |                   |
| Type:     | Residential/House                                      |        |                   |
| Style:    | Acreage with Residence, Bi-Level                       |        |                   |
| Size:     | 2,093 sq.ft.                                           | Age:   | 2010 (15 yrs old) |
| Beds:     | 6                                                      | Baths: | 3 full / 1 half   |
| Garage:   | Gravel Driveway, Heated Garage, Triple Garage Attached |        |                   |
| Lot Size: | 4.89 Acres                                             |        |                   |
| Lot Feat: | See Remarks                                            |        |                   |

|             |                                                                                                                                                                    |            |               |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                            | Water:     | Well          |
| Floors:     | Hardwood, Laminate, Tile, Vinyl                                                                                                                                    | Sewer:     | Septic System |
| Roof:       | Asphalt Shingle                                                                                                                                                    | Condo Fee: | -             |
| Basement:   | Finished, Full                                                                                                                                                     | LLD:       | 9-71-9-W6     |
| Exterior:   | Stone, Vinyl Siding                                                                                                                                                | Zoning:    | CR-5          |
| Foundation: | ICF Block                                                                                                                                                          | Utilities: | -             |
| Features:   | Bar, Breakfast Bar, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar |            |               |
| Inclusions: | Sink in Laundry, Bar Fridge in Basement, Floating Shelves, Play Structure, Firepit                                                                                 |            |               |

Come check out this dream home quality acreage, zoned CR-5! This spacious bi-level sits on nearly 5 acres and offers stylish country living just a short commute from Wembley/Beaverlodge. The home features a large tiled entry with a nearby half bath, bright living room with 10' ceilings, oversized windows, tray ceiling, and a beautiful archway leading to the dining area and kitchen. The upgraded kitchen includes ceiling-height cabinetry with crown molding, quartz counters, tiled backsplash, stainless steel appliances (gas stove & built-in microwave drawer), a large island with breakfast bar, and a walk-up pantry. The generous dining room is perfect for entertaining! The primary bedroom offers a walk-in closet with built-ins and a 4-pc ensuite with jetted tub and updated vanity. Two more bedrooms and a 3-pc bath with double vanity complete the main level. The fully developed basement offers a large family room with tall ceilings, a wet bar with quartz counters, three additional bedrooms, a full bath, laundry with sink, storage room, and ample storage throughout. This home is loaded with luxury features such as the central vac with toe-kick, luxury vinyl plank in basement with in-floor heat, a reverse osmosis system, and an ICF foundation. Enjoy the views from the west-facing covered deck, accessible from both the dining room and primary bedroom. The 42x28' heated garage fits a long box truck and plenty of other oversized toys! The landscaped yard includes a firepit, play structure, under-deck storage, garden shed, and a newly poured concrete path leading from the garage to the firepit area. A peaceful, well-appointed acreage with room to gro-move-in ready and full of charm. Contact your favourite realtor today to see this place for yourself!