

60 704010 RR 64  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2125025



**\$1,000,000**

<b>Division:</b>	Mystic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,690 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.56 Acres		
<b>Lot Feat:</b>	Few Trees, Front Yard		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	Cistern, Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Post & Beam, Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Little Rock Builders presents their 1.5 storey plan in Mystic Ridge! This character home will be located on a treed lot in Mystic Ridge about 8 min SW of Grande Prairie. The main level features numerous character defining features including tall ceilings, fireplace, a nice railing bonus room feature, a boot-room, powder room, pantry and much more. You will appreciate the size of the kitchen complimented by a nice dining and living area along with the many windows. Upstairs you will find an office/library, bonus room, laundry room, 2 bedrooms, a full 4 piece bathroom and the primary bedroom with 2 walk in-closets along with a beautiful en-suite. The basement is unfinished but offers great potential for future development. The garage has 2 doors for your vehicles plus a back bay great for your sports car or tractor or toys. This homes possession day will vary based on when we get an offer. ALL PHOTOS ARE SAMPLE PHOTOS