

9, 715034 Range Road 73  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2135853



**\$759,900**

<b>Division:</b>	Lakeview Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,560 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.47 Acres		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	ENERGY STAR Qualified Equipment	<b>Water:</b>	Well
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	33-71-7-W6
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** \$5500 appliance allowance, garage heater, hot water on demand

Welcome to sunny Lakeview Meadows! This bungalow is situated in a gorgeous acreage subdivision. The subdivision is only 10 minutes from Costco, west down Highway 43. The home has a QUAD garage and screams curb appeal with the metal siding and fresh facade. The metal siding is fireproof and damage proof; Grande Prairie winds won't stand a chance!! Inside this sunny abode we have sky high ceilings with a stunning shiplap fireplace, kitchen with 2 tone cabinets and gorgeous quartz countertops. The open shelving, dark flooring and bright walls are an absolute show stopper. Inside the garage you have a gorgeous finished boot room with tons of storage. The primary bedroom has a peeked ceiling, walk in closet and gorgeous spa like ensuite. The upstairs is complete with 2 more bedrooms and a 4 piece bath. The basement is open for development. Seller is a licensed Realtor in Alberta.