

7619 61 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2138693



\$789,900

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|------------------|------------------------|---------------|------------------|
| Division: | Maple Ridge Estates | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,811 sq.ft. | Age: | 2023 (1 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.50 Acre | | |
| Lot Feat: | See Remarks | | |

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|--------------------|---------------------------|-------------------|----------------|
| Heating: | Forced Air, Natural Gas | Water: | Drinking Water |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | 8-71-5-W6 |
| Exterior: | See Remarks | Zoning: | RE |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

UNBEATABLE VALUE IN MAPLE RIDGE! Jaeger Homes Breakwater 2 modified bi-level plan sitting on a lot with tons of opportunity. Need a detached shop, RV pad, finished basement, or all 3? All of these items can be accommodated with this build **reach out for pricing or ask your agent. 1811 square foot of above-grade developed space, featuring 3 bedrooms and 2 bathrooms. Enjoy open concept with a dressed-up Lafleur kitchen and coffee bar nook. Elegant features such as quartz countertops, soft-close, and a large island are sure to impress. Dining and living room with feature wall flow nicely with kitchen. Large windows will ensure lot's of natural light with the south-facing backyard. Main-floor laundry for added convenience and comfort. Large master bedroom above garage with a stunning 5-piece ensuite + walk-in closet. This is one of the very few south-facing lots available in Maple Ridge. Builder willing to entertain home trades. Book your showing today!