

**711070 RR 64**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2144439**



**\$619,900**

<b>Division:</b>	Heritage Pointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,989 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Few Trees, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

**ACREAGE LOCATED ONLY MINUTES FROM GRANDE PRAIRIE!!!** This fully developed home has 4 bedrooms and 2 1/2 bathrooms and 2000 sq ft and sits on fully landscaped 2.99 acres. The main floor has hardwood floors, formal living room, kitchen has stainless steel appliances, dining area, family room with gas fireplace, 2 piece bathroom, and patio doors leading out to the back deck. Upstairs has 4 bedrooms which includes primary bedroom with large walk in closet, a 3 piece ensuite, and a full main bathroom. The fully developed basement has another family room, 2 offices/dens and a laundry room. The attached garage is 22 x 30. The front and back are landscaped with lawn and lots of trees for privacy. Home needs some TLC and has a lot of potential to be a great family home!!