

**711079 Range Road 64**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2187797**



**\$655,000**

<b>Division:</b>	Flyingshot Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lake, Front Yard, Lawn, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-71-6-W6
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Pool with supplies and all sheds

This stunning 2.99-acre property boasts breathtaking lake views year-round and is the perfect place to call home. Conveniently located just minutes from Grande Prairie, it offers paved road access and a private, tree-filled lot featuring a 35 x 40 heated shop, and another detached garage. The home provides a total of 1,965 sqft of finished living space. The upper level showcases an open-concept living area, a master bedroom with a spacious walk-in closet and ensuite, and an additional bedroom. The basement offers a generously sized family room, a bedroom, an office, and another bathroom. The property has been extensively updated, featuring newer flooring, fresh paint, updated appliances, new shingles, windows, a deck, furnace, hot water tank, landscaping, and more. Step from the dining room onto a large back deck, perfect for relaxing or entertaining. Enjoy a newly added firepit area with a covered section, allowing you to enjoy a cozy fire even on rainy days. A new greenhouse and spacious garden/storage shed provides ample room for lawn equipment, quads, or other belongings. Don't miss this incredible opportunity to own a home with everything you could ask for!