

742077 Range Road 64  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2255676



**\$849,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Webster                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                          |               |                   |
| <b>Size:</b>     | 1,578 sq.ft.                                                              | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Gravel Driveway, Single Garage Attached                                   |               |                   |
| <b>Lot Size:</b> | 12.65 Acres                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma |               |                   |

|                    |                                                                    |                   |              |
|--------------------|--------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                            | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                | <b>Sewer:</b>     | Septic Field |
| <b>Roof:</b>       | Asphalt Shingle                                                    | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Full                                                     | <b>LLD:</b>       | 16-74-6-W6   |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                                | <b>Zoning:</b>    | AG           |
| <b>Foundation:</b> | Poured Concrete                                                    | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home |                   |              |

**Inclusions:** NA

A stunning, picturesque, 12.65 acre property, located in the Webster Community. Featuring a well maintained, 1,578 square foot, fully developed bungalow, with an attached garage, & two large shops. The home features 3 bedrooms on the main floor & 3 bathrooms. The living room has a big bay window and a fireplace. The kitchen has an abundance of Lafleur built, oak cabinets & an island. There is a spacious dining area, with patio doors accessing the deck. Main floor laundry room. The flooring is mostly vinyl plank (new 3 years ago) & carpet in the bedrooms. The primary bedroom features an ensuite and two large his & hers closets. The basement has a large open family / rec room, a bedroom, utility room and a canning room. The home was re-shingled 2 years ago. It boasts the most beautiful, park-like yard imaginable! Gorgeous, mature trees, flower beds, a huge garden, a raspberry patch, and a beautiful lawn make up this attractive landscape! Two large, cold storage shops, include one 40' x 80' metal Quonset and one 60' x 120' metal shop with an 18' high door on both ends. Perfect for someone with a trucking business or a need to store machinery. This fabulous acreage must be seen to be fully appreciated.