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**30, 712068 74 Range  
 Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1000871**



**\$799,900**

<b>Division:</b>	Mountain View Estates.		
<b>Type:</b>	Residential/House		
<b>Style:</b>	-		
<b>Size:</b>	1,620 sq.ft.	<b>Age:</b>	2004 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Attached, Double Garage Attached		
<b>Lot Size:</b>	3.38 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	17-71-7-W6
<b>Exterior:</b>	Cedar, Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Chicken coop, 10 laying chickens

Say hello to modern country living! This Cardon built bungalow has a very fresh and inviting feeling and only 4 min from city limit. So many beautiful upgrades inside & out. Walk through the front door into the bright white kitchen that has marble/quartz counters, island w/ storage, s/s appliances including gas range as well as a corner pantry, sunken sink & eat up bar. Dining room set up for big family meals & has access to the composite deck (gas BBQ). Opening up into the main living room where you can cozy up next to the woodburning fireplace. All this looking out the huge windows over the peaceful mountain views. Very functional main floor laundry/mudroom w/ sink right off the garage. Master bedroom has windows on all sides w/ an ensuite oasis- soaker tub, his/her sinks & walk in shower. A huge walk in closet/makeup room finishes it off. Basement has 9' ceilings, a huge rec room, 3 nice sized beds & a full bath. New HWOD, in floor heat, 6 hole mini golf, quad trails, garden and 10 chickens/cool are just a few of the extras.