

100, 50001 Township Road 713  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2221173



## \$599,900

<b>Division:</b>	Aspen Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	2.47 Acres		
<b>Lot Feat:</b>	Back Yard, Many Trees, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	13-71-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, French Door, Kitchen Island, Storage, Sump Pump(s), Tankless Hot Water, Tile Counters, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Central Vac & Attachments, Fire Pit, Greenhouse, 2 Sheds.

4 Bedrooms | 2 Dens | 3 Bathrooms | 1,680 Sq Ft | 2.47 Acres - Beautiful & serene acreage less than 15 km from city limits in desirable Aspen Ridge. This fully developed 4-bedroom, 3-bathroom home features 1,680 sq ft of main floor living space. Set on a private, treed 2.47-acre lot, the home offers a bright, functional layout with updated vinyl plank throughout the living room. Kitchen has large island with tons of cabinet space & easy access to the attached garage. Off the dining area is a functional den for either a formal table or the perfect office space. Main floor laundry, a spacious primary suite with a massive walk-in closet and 4-piece ensuite with tile shower, 2 bedrooms & the main bath with laundry complete the upstairs of this raised bungalow. The basement is fully developed with a massive family room, 1 bedroom, renovated bathroom, 1 den, 2 storage rooms, utility room & another access point to the garage. Notable Updates: Tin Roof, high-efficiency furnace, tankless hot water system, water filtration system, pressure tank, well pump, fibre optic lines. A rare opportunity to own in this quiet, family-friendly location. Don't miss out&mdash;book your showing today!