

**712080 Range Road 103
Beaverlodge, Alberta**

MLS # GP200701



\$2,375,000

Division:	Rural Grande Prairie, County of		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	4,592 sq.ft.	Age:	2008 (11 yrs old)
Beds:	1 up / 3 down	Baths:	3 full / 2 half
Possession:	Negotiable		
Garage:	Attached, Triple		
Driveway:	Circular, Paved		

Heating: Forced Air, In-Floor, Natural Gas

Floors: Hardwood, Tile

Roof: Other

Basement: Full

Exterior: Stone

Land: Cleared, Landscaped, Treed

Features: Air Exchanger, Ceiling-Above 8 ft, Central Air Conditioning, Central Vacuum, Countertop(s)-Granite, Deck, Ensuite, Fireplace - Gas, Non-Smoking Home, Pet-Free Home, Sauna, Security System, Sunroom/Solarium

Water: -

Sewer: Septic Tank

Taxes: \$ 8,327

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: -

Elegant Custom Built home on 18+ acres, 5 miles SW of Beaverlodge. Stunning rocky mtn view to the south and Saskatoon Mtn to the north. Over 9,000 sq ft of living space. 3 car attached garage. Detached 6400 sq ft three bay shop. Paved yard and driveway. Main floor features hardwood and travertine tile throughout. 10ft ceilings. Panoramic, triple pane, wood frame window. Kitchen and sunroom boast cherry wood cabinetry, black granite countertops and high-end appliances, walk-in pantry, rear entry includes half bath, mud room and laundry room. Huge master bedroom, with his/her walk-in California closet. Ensuite has his/her vanity, soaker tub and walk-in shower. Fully developed basement, 2 bedrooms, walk-in closet, full bath, nanny suite, walk-in closet, laundry room, full bath and family room with gas fireplace. Shop has 1-20x16 door and 2-20x12 doors, radiant heat, water treatment, 3 pce bathroom, metal interior, rock and stucco exterior.