

**7619 61 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2096366**



**\$875,000**

<b>Division:</b>	Maple Ridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,811 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	8-71-5-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Negotiable

**\*\* \$25,000 PRICE REDUCTION!!** Now Complete and ready to be moved into! Jaeger Homes Breakwater 2 modified bi-level plan sitting on a lot with tons of opportunity. Need a detached shop, RV pad, finished basement, or all 3? All of these items can be accommodated with this build \*\*reach out for pricing or ask your agent. 1811 square foot of above-grade developed space, featuring 3 bedrooms and 2 bathrooms. Enjoy open concept with a dressed-up Lafleur kitchen and coffee bar nook. Elegant features such as quartz countertops, soft-close, and a large island are sure to impress. Dining and living room with feature wall flow nicely with kitchen. Large windows will ensure lot's of natural light with the south-facing backyard. Main-floor laundry for added convenience and comfort. Large master bedroom above garage with a stunning 5-piece ensuite + walk-in closet. This is one of the very few south-facing lots available in Maple Ridge and a brand new price tag coming in at under \$900,000 is difficult to find. Reach out for more information today. **\*\* VIEW PICTURES FOR EXAMPLE RENDERING OF WHAT A FUTURE SHOP COULD LOOK LIKE.**