

**116, 50001 Township Road 713 Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2112308



\$614,900

Division:	Aspen Ridge		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,235 sq.ft.	Age:	1993 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	2.74 Acres		
Lot Feat:	Landscaped, Private, Treed, Wooded		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-71-5-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: HOT TUB, SHEDS, OUTDOOR KITCHEN, FIREPIT & CHAIRS

**** EXCLUSIVE ACCESS TO CROWN LAND**** Welcome to your very own slice of private paradise! This fully developed 4 level split acreage in secluded Aspen Ridge is perfect for both relaxing and entertaining. 2.74 acres of private treed yard with custom covered deck, built in hot tub, outdoor kitchen, stamped concrete firepit area & massive concrete parking pad ready to build the shop of your dreams! Open concept main floor area with vinyl plank flooring throughout, updated kitchen with brand new black stainless appliances, an abundance of windows and access to the covered deck. Upstairs you'll find a spacious master with 3rd former bedroom converted into oversized walk in closet, plus an additional wall length closet. A second bedroom & full updated bath complete upstairs. The 3rd level has a fantastic family room area, with bright windows, access to the garage and an updated 3 piece bath. The basement has 2 additional rooms that could be used as bedrooms (Quoted \$7436 To Have Fire Safe Windows Installed) & the laundry/utility room. Updates to the home include newer shingles, hot water tank, water filtration system, septic pump, furnace, appliances & flooring! Double attached garage and both sheds will also stay with the home. Aspen Ridge is fully paved and located 10 minutes from city limits, backing onto privately leased crown land with an abundance of recreational trails, sled hill & skating rink.