



**2801 111 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2123412**



**\$619,900**

<b>Division:</b>	Sunrise Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,618 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	2.50 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** NA

Welcome to Sunrise Estates, where the charm of ACREAGE living blends with the conveniences of city being minutes away, all on 2.5 acres! Step into the inviting living room, where natural light dances through the large window by day and the golden glow of the fireplace casts a soothing ambiance by night, creating an inviting atmosphere for relaxation and cherished moments. Opposite the living room, the spacious kitchen calls, the perfect place for culinary creations to come to life with white cabinets, stainless steel appliances, and pantry for added convenience. Just a quick 10 minute drive away, Costco offers easy access to stock up on essentials, seamlessly integrating convenience. Picture yourself surrounded by the aroma of freshly cooked meals and the sunlight streaming in through the windows! Even the most mundane chores, like washing your pots, become a delight as you soak in the beauty of the surroundings with each glance out the window. Adjacent to the kitchen, the charming dining area boasts ample windows letting sunshine bathe the space while offering picturesque views, perfect for enjoying meals with family and friends! Retreat to the spacious primary bedroom, a sanctuary of comfort and relaxation. Here, a walk-in closet offers ample space for your wardrobe, while the ensuite beckons with its features, a dual vanity for effortless mornings, abundant storage for keeping everything tidy, and a jacuzzi tub and walk-in shower for moments of self care. Imagine sinking into the warm, bubbling water of the jacuzzi tub after a long day, letting the stresses of the day melt away! Two additional spacious bedrooms, a 4 piece bathroom, and convenient laundry complete the main floor, ensuring comfort and ease for all. Venture downstairs to discover the finished walk-out basement, which offers even more space to relax and entertain, with so much natural light

you won't believe you're in a basement! The tucked away family room is perfect for movie nights, while three additional bedrooms and an updated bathroom offer flexibility for a growing family or guests. Outside, the massive deck of the living room provides the ideal spot for morning coffee, outdoor gatherings, and more! And with an oversized triple heated car garage, there's ample space to store vehicles and your toys, keeping everything safe and accessible. For those who love to spend your time outdoors, the location is unbeatable, with the Dunes Golf and Country Club and Grande Prairie Golf & Country Club less than 10 minutes away, and the Wapiti Nordic Ski Club just a 5-minute drive, and EastLink 8 minutes -Updates including new shingles (2020), recently maintained furnace, and a septic mound with a new pump and filtration-8yr, make this home ready for you to move in and make it your own! Perfect for families and outdoor lovers alike, with spacious interiors, 2.5 acres of tranquil landscape, and proximity to amenities. Don't miss out on your opportunity to own this slice of paradise, contact your REALTOR® today!