

**64024 Township Road 703A**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2152932**



**\$877,000**

<b>Division:</b>	Dunes West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,579 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Gated, Heated Garage		
<b>Lot Size:</b>	12.94 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Many T		

<b>Heating:</b>	Geothermal, Wood Stove	<b>Water:</b>	See Remarks, Well
<b>Floors:</b>	Hardwood, Tile, Wood	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Chandelier, French Door, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	As is where is at time of possession		

Welcome to your own piece of paradise nestled on 12.94 acres of pristine countryside beauty. This one-of-a-kind acreage offers a rare opportunity to embrace a lifestyle of luxury, space, and versatility. Located In Dunes West, this 3 bedroom, 2.5 bathroom home features beamed ceilings, an abundance of natural light, a spacious kitchen with elegant white cabinets, stainless steel appliances, eat bar at the island, a cozy wood stove providing a relaxing atmosphere. The master bedroom is like a private retreat offering a walk in closet and spa like ensuite complete with a soaking tub. Additional bedrooms are a generous size. The living space continues to the 4 bay heated shop which provides at 1812 sq ft loft with a kitchenette, bathroom, and large bedroom. Whether you're a car enthusiast, hobbyist, or simply in need of extra space for guests or family, this additional structure provides endless possibilities. Imagine waking up to the sounds of nature, stepping outside to breathe in the fresh air, and embarking on adventures right in your backyard. Whether it's exploring the vast acreage, gardening, or simply relaxing in the serenity of your surroundings, this property offers an unparalleled opportunity to create your own oasis. Zoned CR-5, fully landscaped and fenced property. This home has lots of offer new owners. Seize this rare opportunity and make your dream lifestyle a reality - book your showing today.