

**723034 Range Rd 62**  
**Clairmont, Alberta**

**MLS # A2164278**



**\$925,000**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Quad or More Detached		
<b>Lot Size:</b>	4.89 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Lawn, Many Trees		

<b>Heating:</b>	Combination, In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	22-72-6-W6
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	s
<b>Foundation:</b>	Slab, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, All window coverings, 10x10 Garden shed to East of house, Shed east of shop

Welcome to this once in a lifetime property, Zoned CR-5 and just minutes North of Grande Prairie! This stunning 3-bedroom, 3-bathroom + 1 den/Office, bungalow offers the perfect mix of country living with modern conveniences and being fully renovated in 2017 with everything including a new roof with upgraded blow in insulation, means you don't have to lift a finger, just unpack and enjoy, and with central A/C as well as In floor heat, its very easy to enjoy in any season. Being nestled on 4.89 acres, this property is ideal for those seeking space, privacy, and functionality. As you step inside, you'll be greeted by an inviting open-concept living space. The spacious living room boasts large windows that flood the home with natural light, creating a warm and welcoming atmosphere. The adjoining kitchen is a chef's dream, featuring plenty of counter space, modern appliances, and ample cabinetry &ndash; perfect for family meals and entertaining guests. The main floor is home to two generously sized bedrooms, including a luxurious master suite with a private ensuite bath and walk-in closet. The other bedroom is perfect for family or guests and share a well-appointed bathroom. Step outside, and you'll find an attached garage and a detached 40 x 60 shop both with in floor heat and complete with a massive 16 x 60 cold storage, to keep all of your toys and tools out of the elements. This is the perfect set up for any mechanic, business owner or really anyone that wants storage for their hobbies. regardless your hobby is sledding, camping, gardening with the help of the 10x10 garden shed, car collecting or anything in between, the opportunities here are limitless. This is truly an entertainers dream with ample space inside and out, featuring composite decks both on the front and back. With a 17x24 deck on the North side and a back patio that's South facing and

measures 13x42.