

**5, 720075 Road 95 Range N**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2172614**



**\$569,900**

<b>Division:</b>	Catherine Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.16 Acres		
<b>Lot Feat:</b>	Cleared, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	NW-5-72-9-W6
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Garage Door Remote, Wood Stove, Fencing, Raised Garden Boxes, Blinds, Curtains, Garage Heater, 4 Outbuildings.

This custom-built bungalow is an absolute gem, featuring a walk-out basement and designed for maximum energy efficiency with ICF walls on both levels. Located just 25 minutes west of Grande Prairie and 5 minutes east of Beaverlodge, this property combines convenience with countryside tranquility. The nearby town of Beaverlodge offers all the amenities you need with a touch of small-town hospitality, and families will love that great schools are close by, with school buses driving right to your driveway. The main floor boasts a spacious kitchen outfitted with beautiful hickory cabinets and granite countertops, two large bedrooms, two full bathrooms (including a stunning ensuite), a sizable laundry room, and a cozy living room complete with a gas fireplace and hardwood floors. Downstairs, the walk-out basement features a wood stove for added warmth, two additional bedrooms, a full bathroom, a family room, and a mechanical room—all enhanced by in-floor heating powered by a high-efficiency tankless boiler. Outside, you'll love the wrap-around deck on three sides, including an east-facing deck equipped with a sun grid and hot tub, perfect for taking in the breathtaking mountain views, gorgeous sunsets, and northern lights. The property is beautifully landscaped, with four outbuildings, a fenced-off garden and raised garden boxes, and a private firepit area complete with a shelter wall. The attached 26x26 heated garage comes with built-in cabinets, counters, and 220 power, making it a versatile space for any project. And if you need to head into the city, getting to shopping centres like Costco is just a quick 25-minute drive away. This property truly offers the best of both worlds—modern comfort and small-town charm.