704018 Range Road 65
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2096545

$3,897,000

Division:	NONE
Type:	Residential/House
Style:	Acreage with Residence, Bungalow

Size:	3,447 sq.ft.	**Age:**	2017 (7 yrs old)
Beds:	8	**Baths:**	4 full / 2 half

Garage:	Double Garage Attached, Driveway, Oversized, Quad or More Detached
Lot Size:	148.00 Acres
Lot Feat:	Backs on to Park/Green Space, Lawn, Landscaped, Many Trees, Native Plant

Heating:	High Efficiency, In Floor, Natural Gas	**Water:**	-
Floors:	Concrete, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None, Unfinished	**LLD:**	30-70-6-W6
Exterior:	Composite Siding	**Zoning:**	AG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, Pantry

Inclusions: Full list of inclusion available upon request

~~~MOTIVATED SELLER BRING OFFERS!~~~   Initial subdivision discussions with the County have been very positive, offering considerable potential to recoup investment. A Biophysical assessment has been completed and a number of concept plans have been designed. This would all be available to committed buyer.   ~~~Seller would seriously consider buying back 1 or 2 lots to get sales started!~~~   148 acres minutes from town, 2 custom Blackrock homes & an 80 x 50 Enframe shop-imagine the possibilities! Private luxury surrounded by dense forest. The first home is a 3238sqft, 4 bedroom, 2.5 bathroom bungalow. Open concept with a stunning kitchen featuring quartz countertops, high-end appliances (Wolf 5 burner gas stove) & walk-in butlers pantry. The great room has sweeping vaulted ceilings with an impressive fireplace feature. The dining leads to a covered & screened porch with 2 Calcana heaters. Down the hall there's a cozy second family/tv room with a fireplace & a dreamy laundry room! The master suite has a dressing room (perfect for a baby room), walk-in closet & ensuite (steam shower) leading to an outdoor premium hottub. The second home is 3447sqft two-storey; 4 Bedrooms, 2.5 bathrooms. Impressively designed featuring large south exposed windows flooding the home with natural light. The kitchen features an urban cultivator & out front there's a charming fenced vegetable garden. Upstairs is set up with a second living room, 3 bedrooms & bathroom. The views from up here are incredible! Recently paved parking! Both homes have A/C, 4 stage septic system & city water. The shop is

80x50 with 3 drive- through 12'-16' overhead doors a full bathroom, bar & 220v. Extensive trails through the forest, skating pond & front security gate. This property is incredibly rare!