HOME ✦ TEAM

13, 71204 Range Road 55
Grande Prairie, Alberta

MLS # A2179981

$779,900

Division:	Eagle Estates
Type:	Residential/House
Style:	Acreage with Residence, Bi-Level
Size:	1,485 sq.ft.
Age:	1999 (25 yrs old)
Beds:	6
Baths:	3
Garage:	Triple Garage Attached
Lot Size:	3.76 Acres
Lot Feat:	Many Trees, Paved

Heating:	In Floor	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	See Remarks	**Zoning:**	RCRSA
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Located within city limits in Eagle Estates, this almost 1,500 sq. ft. home comes with a 42x60 shop and a 10x60 lean-to, complete with bonus living quarters upstairs! Over an acre of fenced and graveled shop area. Both the house and shop are equipped with air conditioning, making it an excellent choice for anyone wanting to run a business from home. Situated on 3.76 acres, this property offers ample space, privacy, and room for entertaining. The fully developed bi-level home is perfect for a growing family, featuring 6 bedrooms and 3 full bathrooms. The main floor showcases vaulted ceilings extending from the living room to the kitchen, which offers plenty of cabinetry and access to a deck with a charming gazebo. A convenient main-floor laundry room adds to its practicality. The basement is designed for relaxation and entertainment, boasting a spacious rec room with a wet bar, a cozy wood-burning stove, and access to the garage. Recent updates include newer shingles and brand-new boiler in both the house and shop. Additional features include in-floor heating throughout the basement and attached garage. The shop is just as impressive, featuring in-floor heating, a bathroom, mezzanine storage, and versatile upstairs space that can serve as living quarters or an office, complete with a kitchen and bathroom. This property is also equipped with irrigation for easy maintenance and paved driveway. This exceptional property is a must-see! Book your showing today!