

22, 712028 Range Road 51  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2199168



## \$1,421,000

<b>Division:</b>	Autumn Wood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,643 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 4 half
<b>Garage:</b>	Asphalt, Driveway, Electric Gate, Garage Door Opener, Heated Garage, Insul		
<b>Lot Size:</b>	3.02 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	14-71-5-W6
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Appliances in garage suite, fridge, stove, washer and dryer

Need a little more space? Well, this property has room in abundance! Situated on 3 beautifully treed acres in the Autumn Wood subdivision, just minutes east of Grande Prairie, is this amazing home with over 5,000 sq.ft of developed living space boasting 6 spacious bedrooms, 5 washrooms, a open common living space and features to numerous to list. Additionally, the attached garage is split in two with the 25x26 primary section finished with a half bath and plenty of space for your vehicles while the second 20x32 section has its own thermostat for heating, a/c unit and plumbing hookups. What was once a home bakery has now been converted into an extra suite for the in-laws, but could also be used as an office, home gym, workshop, or whatever you can imagine. And if that is not enough, there is a whole second 42x44 garage with RV bay and an 800sq.ft. carriage house with a studio apartment. There is certainly enough space at this property for the whole family, and then some. No expense was spared in the development of this property. From the stamped concrete apron around the home and garage to the in-floor heating throughout every inch of floor in the house, garages and suite. From massive kitchen island with stone countertops to the Viking fridge with cabinet front and the Viking 6 burner rage & double gas oven. From the primary bedroom with corner fireplace, amazing closet and a full 6 piece ensuite to the 2 jack and jill bathrooms that service 4 bedrooms making bedtime and morning prep a breeze for the kids. And the list goes on and on. This really is a home you will need to see in person to truly appreciate. Contact your favorite Real Estate Professional to book your own private walkthrough today.