

60 704010 RR 64
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2125025



\$1,000,000

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|------------------|---|---------------|------------------|
| Division: | Mystic Ridge | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 2,690 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 3.56 Acres | | |
| Lot Feat: | Few Trees, Front Yard | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | High Efficiency, Natural Gas | Water: | Cistern, Public |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Manufactured Floor Joist, Post & Beam, Vinyl Siding | Zoning: | CR-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry | | |

Inclusions: N/A

Little Rock Builders presents their 1.5 storey plan in Mystic Ridge! This character home will be located on a treed lot in Mystic Ridge about 8 min SW of Grande Prairie. The main level features numerous character defining features including tall ceilings, fireplace, a nice railing bonus room feature, a boot-room, powder room, pantry and much more. You will appreciate the size of the kitchen complimented by a nice dining and living area along with the many windows. Upstairs you will find an office/library, bonus room, laundry room, 2 bedrooms, a full 4 piece bathroom and the primary bedroom with 2 walk in-closets along with a beautiful en-suite. The basement is unfinished but offers great potential for future development. The garage has 2 doors for your vehicles plus a back bay great for your sports car or tractor or toys. This homes possession day will vary based on when we get an offer. ALL PHOTOS ARE SAMPLE PHOTOS