

**91, 50001 TWP RD 713**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2150815**



**\$799,900**

<b>Division:</b>	Aspen Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,320 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.78 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Combination, Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Kitchen Island, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls, Central Air Conditioner

Welcome to Aspen Ridge! One of Grande Prairie's most secluded, scenic subdivisions located East on 68th Ave to Range Road 51. Conveniently located close to city limits, enjoy all the benefits that Aspen Ridge has to offer such as being surrounded by crown land, access to Bear Creek & trails. This is more than just a home & land, it's a community with their own private skating rink with lights, sledding/tobogganing hills and access to recreational trails. Located on 3.78 acres is this meticulously cared for, one owner 2 storey home with triple garage. Step inside and feel welcomed by tons of natural sunlight, the home features a huge sunroom right in the center. Located just off the entrance is a spacious guest bedroom, as well as a 4 pc bathroom. Heading into the large living room you can cozy up with a wood burning fireplace complete with stone details. Wrapping into the sunroom with spectacular views of the backyard filled with trees, flowers and greenery. The dining room has access to a huge back deck giving the best of nature and comfort to enjoy the outdoors. The kitchen features a large island with an eating bar creating tons of extra storage and counter space. Black antique appliances with silver details are a focal point in your kitchen. Rock details create a unique backsplash paired with granite countertops & dark wood cabinetry. Just off the kitchen you will find the main floor laundry and back boot room. Heading upstairs the primary bedroom is generous in size, easily accommodating a king size bed and furniture. The 3pc ensuite features a tiled shower and connects with your walk in closet. Two more large bedrooms and a 3pc bathroom complete the upper level. The basement is fully developed with a family room/bonus area perfect for a play room or reading nook. The triple car garage has mezzanine storage and

includes a workshop area set up with shelving. Heading outside, enjoy all the benefits summer has to offer on the deck with gas line bbq hook up, pergola shade, flowers beds and endless greenery/trees creating a private atmosphere. You will also find a fire pit&nbsp;surrounded by bricks and a fully covered gazebo with a hot tub. Unlike other acreages, this home features a pickleball court! Currently being used as a gym, but fully set up to accommodate&nbsp;indoor sports such as pickleball, tennis or racquetball. Follow the fully treed driveway into this paradise and enjoy all the great benefits this home has to offer. Book your showing today!