



**6, 60031 TWP RD 704A**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2150121**



**\$699,900**

<b>Division:</b>	Dunes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,600 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	1.02 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	CR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** 2 Sheds, Firepit, Hot tub

Unreal property tucked amongst the evergreens in a quiet cul-de-sac just steps from the 18th green at the Dunes Golf and Winter Club. Gorgeous 2600 sqft bungalow with significant interior updates is all on one level (no basement) and is now vacant and ready for quick possession. This rare opportunity to own a 1 acre scenic lot in The Dunes with the conveniences of City Water and Sewer and the benefits of rural privacy, County taxes, close proximity to Nordic Ski Trails, Nitehawk Adventure Park, ATV trails, Wapiti River and the paved trail system and Championship Golf Course out your front door. The bright open concept plan features lots of living space and many large windows for you to admire your scenic lot. The new designer kitchen has loads of custom cabinets, quartz counters, stainless steel appliances, massive island and walk-in pantry. Main living area also includes dining area, amazing four-season room full of windows and access to wrap around deck, living room with stone fireplace, 2 large kids bedrooms, full bathroom and a primary bedroom with vaulted ceiling, large walk in closet and huge ensuite with his and her sinks, custom tiled shower with multiple shower heads and free standing soaker tub. Other great features of the property include hickory hardwood floors, in-floor heat, main floor laundry, hot tub room, tons of storage, 30 x 34 garage, wheelchair access, fenced backyard, covered deck, paved driveway, secluded aggregate concrete firepit area with wood shed and plenty of space for a shop.