



**51014 Twp 712**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2156761**



**\$859,900**

<b>Division:</b>	Arthur Lane		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,317 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking, RV Garage		
<b>Lot Size:</b>	3.00 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Few Trees, Front		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Amazing Location only 5 mins east of the Grande Prairie. Beautiful acreage in Arthur Lane Subdivision. This stunning bungalow with bonus room offers an exceptional blend of space, style, and comfort. With 2,317 sq ft of thoughtfully designed living space, sitting on 3 Acres of land, this property is a true gem. As you step inside, you'll be greeted by an open-concept layout that seamlessly flows from room to room. The heart of the home is the captivating sunken living room, bathed in natural light and featuring a built-in fireplace. This inviting space is perfect for year-round gatherings with family and friends. The kitchen has plenty of cabinets, cupboards, and storage. Stainless steel appliances and a convenient dine-in seating area make it a hub for culinary creativity. The beautiful hardwood flooring throughout, combined with vaulted ceilings, adds a touch of elegance to the entire home. The master suite is a private retreat, offering a spacious bedroom and a luxurious ensuite complete with a jet tub, along with 2 more good sized bedrooms. Upstairs has a bonus loft room, perched above the double attached 23 x 24 garage, can serve as an office or an additional bedroom, providing flexibility for your needs. Downstairs, the basement offers even more living space with a large rec room/family room area, two generously sized bedrooms, a full bathroom, and ample storage. The utility room ensures that everything you need is within easy reach. Outside, the property is a gardener's paradise, with stunning perennial gardens that enhance the beauty of the spacious yard. A 42 x 52 heated shop with drive-through 14 foot overhead doors adds incredible value, perfect for hobbies, storage, or a workshop. If you are into riding ATVs you will love access to all sorts of trails right across the road. This acreage is zoned CR-2 for small home based business or you can have up

to 4 commercial trucks, 2 trailers and equipment. You can also have up to 3 horses. (You will need to get county approval through a development permit) Don't miss your chance to own this remarkable property in Arthur Lane Subdivision. It's more than just a house; it's a place where memories are made.