



6119 76A Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2181436

**\$1,175,000**



<b>Division:</b>	Maple Ridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,698 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Drive Through, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.53 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn, Low Maintenance Landscape, No Neighbours Behind, Irreg		

<b>Heating:</b>	In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer, Septic Tank
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-71-5-W6
<b>Exterior:</b>	Composite Siding, Silent Floor Joists	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Dream Home - Dream Garage! This home is located in Maple Ridge Estates just a few minutes east of GP all on pavement off of 68 Avenue. It is a private 1/2 acre lot with no rear neighbors. This custom designed home is a showstopper from top to bottom starting with the vast open areas, 15' high ceilings in the front entrance & main living room & a beautiful wall of windows looking directly into the trees in the backyard. This home offers a very unique floorplan with several outstanding features: there is a main floor office with a separate exterior entrance from the front landing, the large in-floor heated garage has two separate bays (36'x23' garage for cars & 48'x15' RV bay with an overhead door at each end-or put in a lift for vehicle storage), entertaining kitchen with an abundance of cabinets, built in appliances (full size side by side fridge/freezer, built in oven, built in microwave, built in dishwasher, Ceran cook top, water spout for pots, beverage fridge), butler's station & huge pantry, large main floor laundry room with tons of storage options. There is a fully developed basement with 2 recreation areas & one makes a perfect theatre room with a wet bar, 2 full bathrooms - one with an unfinished area for a sauna, 3 large bedrooms (the largest room is so big would make a great workout room) & there is a clean spacious utility room. This exterior has a very nice firepit area & large shed which would make a great studio or playhouse. If you are looking for a one of a kind property then this is a MUST SEE!!