

\$699,000 - 12, 34035 Twp Rd 713a, Rural Grande Prairie No. 1, County of

MLS® #A2081325

\$699,000

5 Bedroom, 3.00 Bathroom, 1,540 sqft
Residential on 3.86 Acres

Wapiti Ridge, Rural Grande Prairie No. 1,
County of, Alberta

Brick & Birch Builders newest "Birch" plan! This 3.86 acre acreage is located 20 mins East of Keddies! Tucked away in the trees of the acreage subdivision, Wapiti Ridge. The home has a triple heated garage with hot & cold water taps, an extra exterior door to the backyard, a raised platform with custom built-in bench with hooks! The vertical white siding is paired with a show stopping gorgeous timber gable and earthy coloured shingles. There is a large 8x23 covered front porch, perfect to see the sunrise. Walk into your bright beautiful bungalow to the tiled dropped front entry. Instantly your eyes are drawn to the stunning rock fireplace, sky high peaked ceilings and large picturesque windows throughout! The 2 toned kitchen has stainless steel appliances, built-in island microwave, moonstone quartz, glossy beveled oversized subway tile, a large farmhouse sink paired with black light fixtures, faucets & handles. There is a secondary pantry just steps away from the kitchen and a storage closet. Through the hallway is 2 bedrooms with big windows, ceiling fans and custom closet built-in™s. The main floor bath has a tub shower combo with tile to the ceiling, tiled floor, custom cabinetry with matching Quartz paired with black fixtures. At the end of the hall is the primary retreat with jaw dropping peaked ceilings. The huge walk in closet has custom



shelving and a built in mirror with matching lighting. The en-suite flows so beautifully with the home and has a large walk in shower with a huge niche, double vanity, Quartz and a lovely window. On the screened in back deck there are steps down to the yard and a perfect view for sunsets. Downstairs we have a huge livingroom with 10 foot ceilings and it has a fireplace, tray ceiling with pine, built in wet bar with open shelving and the coziest carpet. The laundry room is finished with tile, LG front load white washer & dryer, cabinets, sink and open shelving. The flex space can be used for whatever you choose from a gym/office all the way to a theatre room or anything in between. There is 2 more bedrooms downstairs with huge windows and built in closet shelving. The basement bathroom is tiled throughout with another giant niche and has a double vanity and open shelving. The basement is complete with 2 separate utility rooms. Call your favourite agent to view today!

Built in 2023

Essential Information

MLS® #	A2081325
Price	\$699,000
Sold Price	\$680,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,540
Acres	3.86
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	12, 34035 Twp Rd 713a
Subdivision	Wapiti Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4B7

Amenities

Utilities	Electricity Connected, Natural Gas at Lot Line, Propane, See Remarks
Parking Spaces	10
Parking	Triple Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wood Counters
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Fireplace(s), Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Family Room, Insert, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Low Maintenance Landscape, No Neighbours Behind, Many Trees, Private, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2023
Date Sold	December 4th, 2023
Days on Market	79

Zoning	CR-4
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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