

\$749,900 - 11, 714072 Range Road 73, Rural Grande Prairie No. 1, County of

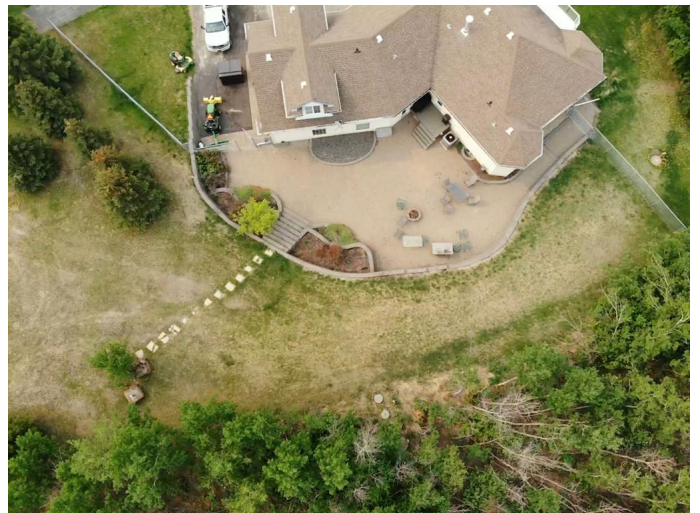
MLS® #A2096063

\$749,900

4 Bedroom, 4.00 Bathroom, 2,247 sqft
Residential on 3.02 Acres

Westridge Estates, Rural Grande Prairie No. 1,
County of, Alberta

Introducing a captivating gem nestled in Westridge Estates! A beautiful home with an awe-inspiring view of Bear Lake. This remarkable property boasts a unique raised bungalow floorplan with a loft above the garage, providing an abundance of space and character! As you step inside, you'll be greeted by the elegance of hardwood and tile flooring throughout the home. The living room sets a cozy ambiance with its stone fireplace, perfect for gathering around with the family or guests. The kitchen is a chef's dream, featuring a large layout, a huge island, a pantry, and an abundance of cabinet and countertop space, ensuring you have everything you need to create culinary masterpieces. The master bedroom offers a tranquil retreat with its walk-in closet and a luxurious ensuite that includes a jacuzzi tub and a separate tiled shower with dual showerheads and rain shower, providing the ultimate relaxation experience. Prepare to be amazed as you make your way to the walkout basement, meticulously designed with entertainment in mind. With a two-sided stone fireplace, there's room for a pool table, a home theatre, and a custom bar that will leave your guests in awe. Handcrafted in oak, the bar features built-in shelving, wine racks, a dishwasher, a sink, a glass door cooler/fridge, and even a keg refrigerator and tap. The possibilities for hours



of entertainment with friends and family in this area are endless. Step outside and embrace the serenity of the surroundings. This exceptional property sits on a great lot, offering breathtaking views. An inviting fire pit area with beautiful brickwork provides the perfect setting for outdoor gatherings and making memories that will last a lifetime. Not only does this home exude luxury and comfort, but it also offers practicality and convenience. The entire home, including the garage, is heated with infloor heat, ensuring warmth during colder months. There is also a home office that has a separate entrance to the back patio, and this home has a great main floor laundry room. Also boasting A/C, central vac, and a stellar upgraded internet with fibre optics. Conveniently located only 11 km west of Grande Prairie, this home is situated on a fenced 3.02-acre lot. Zoned CR-2, it presents opportunities for various uses and possibilities. Don't miss out on this incredible opportunity to own a home that combines natural beauty, exquisite design, and an abundance of entertainment options. Schedule your private viewing today and immerse yourself in the captivating charm of this fantastic property!

Built in 2000

Essential Information

MLS® #	A2096063
Price	\$749,900
Sold Price	\$730,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,247
Acres	3.02
Year Built	2000
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	11, 714072 Range Road 73
Subdivision	Westridge Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5J7

Amenities

Parking Spaces	10
Parking	Double Garage Attached

Interior

Interior Features	Bar
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Private
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	December 1st, 2023
Date Sold	February 6th, 2024
Days on Market	67
Zoning	CR 2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Grande Prairie

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