

\$1,149,900 - 7706 Alder Street, Rural Grande Prairie No. 1, County of

MLS® #A2097096

\$1,149,900

5 Bedroom, 4.00 Bathroom, 2,819 sqft
Residential on 0.49 Acres

Maple Ridge Estates, Rural Grande Prairie No. 1, County of, Alberta

EXQUISITE WEST-COAST CONTEMPORARY MASTERPIECE IN MAPLE RIDGE – A TRUE SHOWSTOPPER! This bespoke residence, nestled within the serene Maple Ridge Estates, redefines luxury living with its stunning modern aesthetics, sophisticated upgrades, and flawless design, all set against the backdrop of a lush, tree-lined lot that gently embraces a picturesque pond. The striking curb appeal, highlighted by a four-car garage, sets the stage for what awaits inside.

As you step through the entrance, prepare to be captivated by the soaring 20' ceilings and the invigorating sense of openness that defines this home. The kitchen, a haven for culinary enthusiasts, boasts a sprawling island, state-of-the-art Fisher & Paykel appliances, built-in microwave, ample cabinetry, and an abundance of natural light. The main floor, adorned with engineered hardwood, seamlessly connects spacious dining and living areas, creating a harmonious flow.

Elevating the experience, a loft/bonus area overlooks the main floor, housing two generously sized bedrooms and a sumptuous bathroom. The primary suite is a sanctuary with a door leading to a spacious deck, offering mesmerizing pond views. A



generously sized walk-in closet and a masterfully designed ensuite redefine opulence, featuring dual sinks, a freestanding tub, built-in vanity, ship-lap accents, and a custom-tiled shower enclosed by tempered glass.

Descending to the fully developed basement, discover a sprawling family area, a dedicated play space, two additional bedrooms, a storage room, and a beautifully appointed bathroom. The heated four-car garage boasts a custom landing and organizational area, while a bonus garden shed in the backyard adds versatility to the property.

The landscaped grounds, complete with a tranquil pond and scenic trail, enhance the overall allure of this residence. With the added bonus of county taxes, this home seamlessly blends immaculate design, chic aesthetics, and functional living. To truly grasp the essence of this remarkable property, a personal viewing is essential. Don't miss the opportunity to experience luxury living at its finest!

Built in 2018

Essential Information

MLS® #	A2097096
Price	\$1,149,900
Sold Price	\$1,090,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,819
Acres	0.49
Year Built	2018
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7706 Alder Street
Subdivision	Maple Ridge Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 0L4

Amenities

Parking Spaces	12
Parking	Quad or More Attached, RV Access/Parking

Interior

Interior Features	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	No Neighbours Behind, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 7th, 2023
Date Sold	February 14th, 2024

Days on Market	69
Zoning	RE
HOA Fees	0.00

Listing Details

Listing Office Grassroots Realty Group Ltd.

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