\$689,900 - 1701, 60017 Township Road 704a, Rural Grande Prairie No. 1, County of

MLS® #A2110607

\$689,900

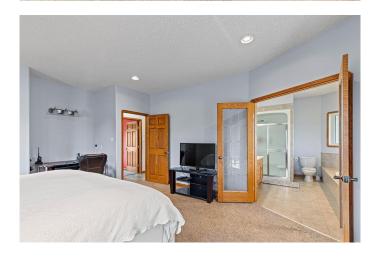
6 Bedroom, 4.00 Bathroom, 1,824 sqft Residential on 0.45 Acres

Dunes on 17, Rural Grande Prairie No. 1, County of, Alberta

Welcome to this exquisite home, located in the prestigious gated community of Dunes on 17, offering unparalleled views that will leave you breathless. One of the standout features of this property is its unique positioning, backing on to hole 18 and having hole 17 parallel to the home. With no neighbors on one side or behind the home, you'll enjoy a sense of privacy. Take advantage of only being a 3minute walk to the course, ready to tee off and enjoy a round of golf at your leisure. This luxurious property boasts six spacious bedrooms and three and a half bathrooms, ensuring ample space for the entire family to thrive. As you step inside, you are greeted by an inviting entranceway featuring in-floor heating, providing a warm welcome throughout the year. The oversized triple car garage also benefits from this feature, allowing for comfortable parking and storage. Additionally, the basement of this property also benefits from in-floor heating. The heart of this home is undoubtedly the master bedroom, a true sanctuary offering ultimate relaxation. Pamper yourself in the five-piece ensuite bathroom, complete with a rejuvenating jetted tub, perfect for unwinding after a long day. The master bedroom provides direct access to a covered deck, allowing you to immerse yourself in the captivating views just steps from your back door. Storage will never be a concern in this







home, with an abundance of space available throughout. From the generous closets in each bedroom to the ample under-deck storage and extra shed in the yard, there is a place for everything, ensuring a clutter-free living environment. This home truly offers the best of both worlds, combining luxurious living with stunning views while only being a few minutes outside of city limits. Don't miss the opportunity to make this exquisite property your own and experience a lifestyle of comfort and elegance.

Built in 2006

Essential Information

MLS® # A2110607 Price \$689,900 Sold Price \$655,000

Bedrooms 6
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,824 Acres 0.45 Year Built 2006

Type Residential
Sub-Type Detached
Style Bi-Level
Status Sold

Community Information

Address 1701, 60017 Township Road 704a

Subdivision Dunes on 17

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8W 2K5

Amenities

Amenities None

Parking Spaces 8

Parking Driveway, Heated Garage, Parking Pad, Triple Garage Detached

Interior

Interior Features See Remarks

Appliances Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer,

Window Coverings

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Corner Lot, Landscaped, Street Lighting, On Golf Course

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed March 4th, 2024

Date Sold September 14th, 2024

Days on Market 194

Zoning RC

HOA Fees 500.00

HOA Fees Freq. QUAR

Listing Details

Listing Office Grassroots Realty Group Ltd.

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