

\$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 3-minute 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
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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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