

\$614,900 - 116, 50001 Township Road 713 Township, Rural Grande Prairie No. 1, County of

MLS® #A2112308

\$614,900

4 Bedroom, 2.00 Bathroom, 1,235 sqft
Residential on 2.74 Acres

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

**** EXCLUSIVE ACCESS TO CROWN LAND****

Welcome to your very own slice of private paradise! This fully developed 4 level split acreage in secluded Aspen Ridge is perfect for both relaxing and entertaining. 2.74 acres of private treed yard with custom covered deck, built in hot tub, outdoor kitchen, stamped concrete firepit area & massive concrete parking pad ready to build the shop of your dreams! Open concept main floor area with vinyl plank flooring throughout, updated kitchen with brand new black stainless appliances, an abundance of windows and access to the covered deck. Upstairs you'll find a spacious master with 3rd former bedroom converted into oversized walk in closet, plus an additional wall length closet. A second bedroom & full updated bath complete upstairs. The 3rd level has a fantastic family room area, with bright windows, access to the garage and an updated 3 piece bath. The basement has 2 additional rooms that could be used as bedrooms (Quoted \$7436 To Have Fire Safe Windows Installed) & the laundry/utility room. Updates to the home include newer shingles, hot water tank, water filtration system, septic pump, furnace, appliances & flooring! Double attached garage and both sheds will also stay with the home. Aspen Ridge is fully paved and located 10 minutes from city limits, backing onto



privately leased crown land with an abundance of recreational trails, sled hill & skating rink.

Built in 1993

Essential Information

MLS® #	A2112308
Price	\$614,900
Sold Price	\$600,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,235
Acres	2.74
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Sold

Community Information

Address	116, 50001 Township Road 713 Township
Subdivision	Aspen Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4A3

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Outdoor Kitchen
Lot Description	Landscaped, Private, Treed, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	June 3rd, 2024
Days on Market	90
Zoning	CR-2
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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