

\$888,800 - 10-63012 Township Road 711a, Rural Grande Prairie No. 1, County of

MLS® #A2115593

\$888,800

3 Bedroom, 3.00 Bathroom, 2,586 sqft
Residential on 4.29 Acres

Flyingshot Lake, Rural Grande Prairie No. 1,
County of, Alberta

Welcome to your oasis on the edge of the city limits! This fully developed bungalow offers the perfect blend of rural tranquility and urban convenience, situated just a stone's throw away from the heart of the city. Nestled on secluded grounds, this property boasts a picturesque setting with a charming rustic barn. A serene pond with a delightful fountain water feature serves as the centerpiece of the outdoor space, creating a peaceful ambiance that's perfect for relaxation and reflection. For the green thumbs and gardening enthusiasts, this property comes equipped with not one, but two greenhouses, providing ample space for cultivating your favorite plants and flowers. With the addition of an irrigation system, you'll have the freedom to plant and nurture thousands of plants or flowers, transforming your backyard into a vibrant botanical haven. The bungalow itself offers spacious living quarters, featuring a large double attached garage for convenient parking and storage. Additionally, an attached large shop and wood shop provide the ideal workspace for DIY projects or pursuing your hobbies. Also, worth noting in 2019 the shingles and eavestrough were all replaced with top of the line products including gutter guards.

With land zoned CR5, the possibilities are endless. Whether you dream of starting your



own business or simply desire the flexibility to operate one from the comfort of your residence, this property offers the rare opportunity to blend work and leisure seamlessly. Don't miss out on the chance to own this remarkable property where rural charm meets urban convenience. Come experience the beauty and potential of this unique bungalow on the edge of the city limits â€“ your private retreat awaits!

Built in 2000

Essential Information

MLS® #	A2115593
Price	\$888,800
Sold Price	\$888,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,586
Acres	4.29
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	10-63012 Township Road 711a
Subdivision	Flyingshot Lake
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5H1

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Fiber Optics Available, Phone Available
-----------	---

Parking Spaces	10
Parking	Additional Parking, Garage Door Opener, Gravel Driveway, Heated Garage, Quad or More Attached, Workshop in Garage

Interior

Interior Features	Bar, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Electric Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Family Room, Living Room, Mantle, Masonry, See Through, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, BBQ gas line, Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Many Trees, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Perimeter Wall, Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	June 19th, 2024
Days on Market	89
Zoning	CR5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.