

\$899,900 - 11028 30 Avenue, Rural Grande Prairie No. 1, County of

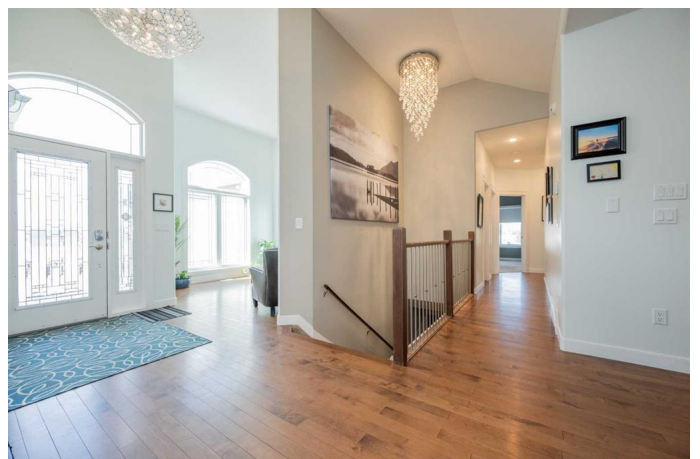
MLS® #A2126543

\$899,900

5 Bedroom, 4.00 Bathroom, 2,285 sqft
Residential on 2.77 Acres

Sunrise Estates, Rural Grande Prairie No. 1,
County of, Alberta

Welcome to LUXURY ACREAGE LIVING!
Located a short drive southwest of Grande Prairie you are sure to be impressed by this gorgeous home on 2.77 acres! As you drive up to the property you are instantly greeted by the elegance of this home featuring STUCCO & BRICK exterior features and a GRAND STONE STAIRCASE leading up to the front door. Start your tour inside and you will instantly recognize the exceptional size, functionality, and features of this luxurious home starting with the STUNNING HARDWOOD FLOORS, the large entry way leading to the BRIGHT OFFICE/DEN/READING ROOM & the welcoming and OPEN CONCEPT living room & kitchen offering FIREPLACE FEATURE WALL, MASSIVE ISLAND WITH BREAKFAST BAR, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, FORMAL DINING SPACE, and access to the patio with COMPOSITE DECK & an outdoor STONE BBQ entertaining area fit for a summer occasion. Time to visit the primary bedroom which is a private sanctuary with a LARGE BEDROOM SPACE with access to the rear deck, TWIN SINKS with QUARTZ COUNTERS, JACUZZI TUB, OVERSIZED TILE SHOWER, AND GRAND WALK IN CLOSET WITH EXCELLENT STORAGE SPACE. Completing the main floor are two



spacious bedrooms which feature a SHARED JACK/JILL 4 piece bathroom with TWIN SINKS & QUARTZ COUNTERS, A 2 piece bathroom for convenience, and MAIN FLOOR LAUNDRY which leads to the OVERSIZED TRIPLE GARAGE W/ IN FLOOR HEAT. Were just getting started....make your way to the basement and at first look you will notice the THEATRE ROOM amazing for enjoying your favourite blockbuster or sporting event. Continue on and you will notice there are not only one but two OFFICE/FLEX ROOMS which offer versatility for any homeowner needs. It's not over yet...look at the two considerably sized bedrooms and the 4 piece bathroom for utility and convenience. Lastly completing this incredible basement space is a MASSIVE STORAGE ROOM, and the centerpiece of it all A BASEMENT BAR & POOL ROOM feature capable of competing with any of our fine Grande Prairie establishments for atmosphere and luxury.....BAR SEATING, CUSTOM WOOD WALL & CEILING ACCENTS, STONE FIREPLACE FEATURE & POOL TABLE AREA for those fun nights entertaining family & friends. Did I mention IN FLOOR HEAT IN THE BASEMENT & GARAGE, A/C, CITY WATER, BUILT IN SPEAKER SYSTEM & CR-5 ZONING.....WELCOME HOME!

Built in 2008

Essential Information

MLS® #	A2126543
Price	\$899,900
Sold Price	\$875,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,285

Acres	2.77
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	11028 30 Avenue
Subdivision	Sunrise Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8w5B5

Amenities

Parking	Triple Garage Attached
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Interior

Interior Features	Bar, High Ceilings, Jetted Tub, Kitchen Island, Quartz Counters, Sump Pump(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	August 9th, 2024
Days on Market	105
Zoning	COUNTRY RESIDENTIAL (CR-5
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Grande Prairie

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