

\$1,069,900 - 30, 711058 64 Range Road, Rural Grande Prairie No. 1, County of

MLS® #A2151359

\$1,069,900

5 Bedroom, 4.00 Bathroom, 2,313 sqft
Residential on 3.14 Acres

Heritage Pointe, Rural Grande Prairie No. 1,
County of, Alberta

IDEAL LOCATION in Heritage Pointe! This property features a 4 year old fully finished home and is located with pavement to your driveway only a couple min from city limits. The house has a main level with a kitchen, living and dining area featuring large windows, 10' ceilings, hardwood floors, fireplace feature and a large entry. Down a short hallway you will find a pantry, powder room, laundry room, boot-room and an office. Plus the main level has a master bedroom with a nice en-suite and walk-in closet with built in shelving. Upstairs you will find 3 nice sized bedrooms with a full bathroom. The basement has an open space with 3 big windows, a cold storage, storage closet, full bathroom, bedroom and a TV/theatre area. The heated garage is finished with paint and has a toilet and shower. The house has many extras including Central AC, in floor heating, in floor heating in the bathrooms, triple pane windows, all interior floors and walls are insulated, semi solid doors and much more. The backyard is finished with a lot of concrete and is set up to host and be barefoot all summer long! There is a large maintenance free deck which wraps around the pool and hot tub area. The pool setup has a natural gas heater, filtration system, circulation pump and no expense was spared. Plus there is tall tinted glass railing for safety and to protect you from the west wind GP is



known to have. There are a few finishing touches needed but the property is landscaped and ready to enjoy. This property is zoned CR2 allowing up to 3 horses. Owner is a licensed realtor in the province of Alberta.

Built in 2019

Essential Information

MLS® #	A2151359
Price	\$1,069,900
Sold Price	\$1,060,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,313
Acres	3.14
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	30, 711058 64 Range Road
Subdivision	Heritage Pointe
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5B8

Amenities

Parking	Parking Pad, RV Access/Parking, Triple Garage Attached
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Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)
Appliances	See Remarks

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle, Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2024
Date Sold	August 3rd, 2024
Days on Market	14
Zoning	CR-2
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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