



55007 Township Road 725 Township Rural Grande Prairie No 1 County of Alberta

\$689,000

Fabulous acreage just minutes from Grande Prairie, and backing onto Clairmont Lake! This acreage is 3.57 acres and features a large two story with a great floor plan - 4 bedrooms upstairs and a veranda wrapping around the front! In the large master bedroom you will find a vanity counter, large closet, and the ensuite features a separate shower and a jet tub. There's a bedroom adjoining the master ensuite, which would be perfect for a nursery or an office. The other 2 bedrooms upstairs are a great size and have large closets. Main floor features kitchen with an abundance of birch cabinets and crown moulding, pantry, stainless steel appliances, and an eating area as well as formal dining room! Large living room has a natural gas woodstove to enjoy. Flex room that would be great for an office or den/play room, and a half bath and laundry combo for convenience on the main floor. Super sized deck with glass and aluminum railings, and natural gas hook up is right outside the eating area. Basement is fully developed and features 2 bedrooms with nice bright windows, full bathroom with shower, and a large living room area big enough for a pool table. Double garage is heated and insulated, and has a sink installed and floor drain. The acreage has a paved driveway, and a secondary gravel driveway on the east side of the lot for all your toy storage! The yard features a dug out, green house, huge garden plot, firepit area, and trees around the entire perimeter. Click on the Multi Media tab (on REALTOR.CA) or copy and paste this link to see an overhead video of the acreage <https://www.skypixel.com/pilot/videos/share/kenn-k-shack?account=optex72> (id:6769)



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3pc Bathroom .00 Ft x .00 Ft

Bedroom 9.00 Ft x 9.00 Ft

Bedroom 9.00 Ft x 9.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Bedroom 12.00 Ft x 10.00 Ft

Bedroom 11.67 Ft x 9.67 Ft

Bedroom 8.00 Ft x 10.00 Ft

Primary Bedroom 12.00 Ft x 15.00 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

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