



# 704041 Range Road 72 Rural Grande Prairie No 1 County of Alberta

\$699,800

With the price of lumber going up almost 36% in the last year, you'll never be able to build another acreage like this with all the exposed beams, flooring and railings at this price! New deck being built off walk out to pool, and pool is being enclosed with new steps as well this week (April 8th). This immaculate acreage in Riverview Pines Estates boasts city water, mature trees and an abundance of perennial flowers. To top it off, the land has a soothing creek running through it, for you to enjoy its peace for years to come. The walk-out basement in this home hosts a cozy wood stove, with sliding doors to the new deck and pool. 2 bedrooms, family room, and a full bath are all on this floor as well. Upstairs you will find a lovely kitchen with walk in pantry area, beautiful gleaming floors, exposed beams, and an office or small bedroom space. Upstairs brings you to a beautiful master bedroom featuring a lovely sitting area to enjoy your book and a glass of wine at night, or a soothing cup of coffee in the morning. The dressing room is truly every woman's dream, complete with sitting area, two bright windows, and ample walk in closet space. This room can be converted into a nursery or keep as is. Another bedroom and full bathroom complete this floor. Brand new furnace in this home as well. The 3 car garage has brand new built in work shelves, plenty of storage, and is fully heated, wired for 220, boasts floor drains, and has a separate area joined by a door that currently stores the owner's camper. An all day exclusive invite only Public Open House will be held shortly. Please text OpenHouseRiverview to 780-876-5464 to book your 15 minute or half hour time slot. (please indicate which amount of time you would prefer, as per Covid restrictions). Call Michelle King, Agent, Sutton, to book your private tour today. 780-876-KING (5464). See photo for directions. ...



**Michelle King**  
Sutton Group Grande Prairie Professionals  
Phone: (780) 876-5464

**RE/MAX Grande Prairie**

**RE/MAX Grande Prairie**  
10114 - 100 Street , Grande Prairie,  
AB,  
Phone: (780) 538-4747  
rgrundy@atomic55.net

Laundry room 11.33 Ft x 4.42 Ft  
3pc Bathroom 11.33 Ft x 7.58 Ft  
Family room 11.75 Ft x 23.17 Ft  
Bedroom 11.50 Ft x 10.58 Ft

Kitchen 11.00 Ft x 11.58 Ft  
Dining room 12.42 Ft x 11.58 Ft  
Pantry 11.17 Ft x 10.25 Ft  
Office 9.00 Ft x 11.50 Ft

Bedroom 12.08 Ft x 11.33 Ft  
Other 12.25 Ft x 7.25 Ft  
Primary Bedroom 11.33 Ft x 20.67 Ft  
Bedroom 11.92 Ft x 10.17 Ft

This website is derived from the Multiple Listing Service (MLS) and is provided by the Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and its member real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

**Other** 11.17 Ft x 7.75 Ft

**Bedroom** 17.08 Ft x 11.50 Ft

**Living room** 15.92 Ft x 23.33 Ft

**4pc Bathroom** 6.83 Ft x 7.50 Ft