



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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704018 Range Road 65
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2232859



\$3,099,000

| | | | |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 3,447 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 8 | Baths: | 4 full / 2 half |
| Garage: | Double Garage Attached, Driveway, Oversized, Quad or More Detached | | |
| Lot Size: | 148.00 Acres | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Lawn, Many Trees, Native Plant | | |

| | | | |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| Heating: | High Efficiency, In Floor, Natural Gas | Water: | Public |
| Floors: | Concrete, Tile, Vinyl | Sewer: | Septic Field |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space, None | LLD: | 30-70-6-W6 |
| Exterior: | Composite Siding | Zoning: | AG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, Pantry | | |
| Inclusions: | Murphy Bed, Wine Fridge, Hot tub , Urban Cultivator, TV mounts x3, | | |

“Private luxury on 148 forested acres—two custom Blackrock homes, a 80'x50' Enframe dream shop, and endless potential just minutes from town.”

148 acres minutes from town- imagine the possibilities!

Private luxury surrounded by dense forest. The first home is a 3238sqft, 4 bedroom, 2.5 bathroom bungalow. Open concept with a stunning kitchen featuring quartz countertops, high-end appliances (Wolf 5 burner gas stove) & walk-in butlers pantry. The great room has sweeping vaulted ceilings with an impressive fireplace feature. The dining leads to a covered & screened porch with 2 Calcana heaters. Down the hall there's a cozy second family/tv room with a fireplace & a dreamy laundry room! The master suite has a dressing room (perfect for a baby room), walk-in closet & ensuite (steam shower) leading to an outdoor premium hottub. The second home is 3447sqft two-storey; 4 Bedrooms, 2.5 bathrooms. Impressively designed featuring large south exposed windows flooding the home with natural light. The kitchen features an urban cultivator & out front there's a charming fenced vegetable garden. Upstairs is set up with a second living room, 3 bedrooms & bathroom. The views from up here are incredible! Recently paved parking! Both homes have A/C, 4 stage septic system & city water. The shop is 80x50 with 3 drive- through 12'-16' overhead doors a full bathroom, bar & 220v. Extensive trails through the forest, skating pond & front security gate. This property is incredibly rare! Book your private tour today!