



**105, 715010 Range Road 84 Range  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2268460**

**\$750,000**



<b>Division:</b>	Hilltop Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.92 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Lawn, Many Trees, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	32-71-8-W6
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas, Sewer Connected,
<b>Features:</b>	Granite Counters		
<b>Inclusions:</b>	N/A		

Looking for your own piece of paradise? This beautiful acreage could be the answer to your dreams! Located just 20 km (13 mins) from Grande Prairie with an easy drive on mostly double highway, this fantastic 1,244 sq.ft. 5-bedroom, 2.5-bath bungalow sits on 3 acres surrounded by mature trees in Hilltop Estates. The fully treed lot offers privacy and tranquility, complete with trails throughout the wooded area for you to explore. Enjoy outdoor living with a large back deck, dog run, chicken coop/raised garden area, outdoor firepit, two sheds, and a children's playhouse — plus a double car garage. This property perfectly blends country charm, peaceful living, and modern convenience — the ideal place to call home.