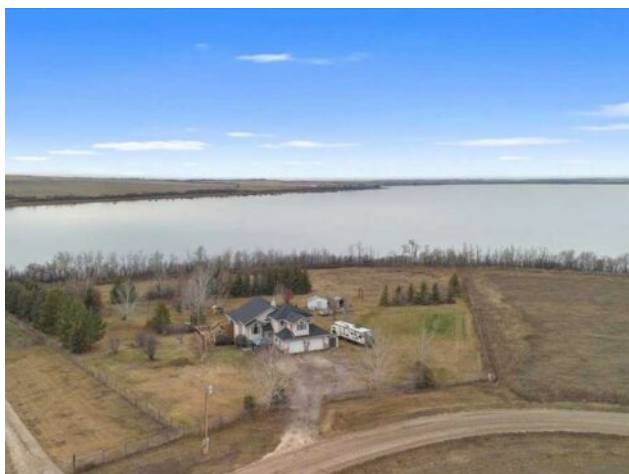


22, 71064 TWP 722 Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2270581



\$799,900

Division:	Lake Point Properties		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,730 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	3.66 Acres		
Lot Feat:	Beach, Fruit Trees/Shrub(s), Lake, Many Trees, Pie Shaped Lot, Private, Tree		

Heating: In Floor Roughed-In, Forced Air

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: See Remarks

Foundation: ICF Block

Features: See Remarks

Water: Well

Sewer: Mound Septic

Condo Fee: -

LLD: -

Zoning: CR2

Utilities: -

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, STANDUP FREEZER, 3 SHEDS, GAZEBO

OUUUUU! 3.66 FULLY DEVELOPED LAKE FRONT PROPERTY LOCATED IN A NESTLED COMMUNITY IN LAKE POINTE PROPERTIES IN THE COUNTY OF GRANDE PRAIRIE. This homestead will WOW you with a fully developed 5 bedroom 3 bathroom home that is bright a cheery! The 1730 SQFT modified bilevel is a perfect compliment to this lake property. The large foyer invites you to step onto the large and OPEN CONCEPT main living GREAT ROOM that has floor to ceiling windows stretching the entire back of the home...WHAT A VIEW! The kitchen is optioned out with an abundant amount of cabinets and countspace for all your cooking and entertainment needs! The main floor also features 2 additional bedrooms and a full main bathroom. On the upper level its all mastersuite with a large 4 pc ensuite with windows making it a bright a vibrant room! The walk out basement will not disappoint as you don't feel like you are in a basement with an additional 2 bedrooms, bathroom and a huge rec room! If you are an outdoorsman/woman this property and yard would keep you satisfied with all the trees, fruit trees, wildlife (even an EAGELS nest) You really need to check this ONE OF A KIND PROPERTY OUT! Notable features - home is rough in plumbed for infloor heat in the garage and basement, new multi-tiered deck with storage under, shingles are newer, high efficient furnace, take advantage of the public boat launch and firepit picnic area (also used as outdoor skating rink in the winter months) superb neighbors + much more to offer - book your showing today!