HOME TEAM

12005 54 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2274152

$829,900

Division:	Flyingshot Lake
Type:	Residential/House
Style:	Modified Bi-Level
Size:	1,995 sq.ft.
Age:	2025 (1 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Off Street, Triple Garage Attached
Lot Size:	0.21 Acre
Lot Feat:	Back Yard, Front Yard, See Remarks

Heating:	Forced Air	**Water:**	Public
Floors:	Carpet, Hardwood, Tile	**Sewer:**	Public Sewer
Roof:	Fiberglass	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	RR2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Beamed Ceilings, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

High Mark Homes Job 400 The Myron II, a modern and meticulously designed 3 bedroom, 2.5 bathroom modified bi-level home spanning 1995 square feet in Flyingshot Lake Estates (county taxes!). This stunning property features high-end finishes and a thoughtful floor plan that is sure to impress. The main floor boasts a primary suite and convenient laundry facilities, and an oversized hidden pantry. The kitchen and bathrooms are adorned with luxurious quartz countertops, adding a touch of elegance to the space. The home features impressive 9-14ft ceilings throughout with a vaulted ceiling (including timber beams) in the kitchen and dining room. This home includes oversize main floor windows along with a covered deck with stairs. Backyard backs onto paved walking trails with a park close nearby. This is a larger lot with 10' setbacks from the property line to home. The Myron II is thoughtfully designed to offer the option of a mother-in-law suite (including second entrance from garage), providing flexibility and versatility for multi-generational living arrangements. Basement can also be finished as a normal basement. This home also has a triple size garage measuring 36'x28'8" (along with RV parking beside the garage). *Seller is a licensed Realtor in the province of Alberta