



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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

**MLS # A2270581**



**\$789,900**

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

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	CR2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**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 counterspace 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! Zoning information - PURPOSE The purpose of this district is to provide a residential district where the primary use is single dwelling units with limited additional uses. Single dwelling units within this district are mainly serviced by potable water wells and private sewage disposal systems.

Development may be serviceable if central or common water distribution systems and central or common sewage collection and treatment systems are available. It may be used as part of a new community development in the County that is subject to an approved area structure plan. USES No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following: Permitted Uses Dwelling Unit, Single Detached (one/lot) Garage (one/lot) Utilities Discretionary Uses Accessory Use Agricultural Pursuit, Minor Home Occupation, Intermediate Modular Home Park Public Use One Accessory Building or Structure (less than 100 m2) Second Accessory Building Sign