

18 Sunnybrook Circle  
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP215536



**\$699,000**

<b>Division:</b>	Sunnybrook.		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,660 sq.ft.	<b>Age:</b>	2002 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Attached, Attached Garage, Double Garage, Gravel Driveway, Heated		
<b>Lot Size:</b>	4.77 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Greenbelt, Landscaped		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Underground Utilities
<b>Features:</b>	-		

**Inclusions:** Attached garage shelving and work bench, water treatment system

Very well set up 4.7 acres, with fully developed large Bungalow, located minutes from Grande Prairie and has pavement right to your door. Sunnybrook subdivision with CR5 zoning offering you the ability to have horses or other acceptable animals you may like. Property offers a heated and nicely finished attached 27x30 garage as well as a newer 42x64 shop with endless uses for yourself, located at backside of the property. Numerous out buildings and some pasture fencing and coral areas are also handy. Home has main floor laundry with huge entry area, wide open kitchen and dining room featuring French doors to covered deck. Master bedroom boasts walkin closet and ensuite with jetted tub, 2 other great size bedrooms and large bath up. Main living hosts beautiful hardwood flooring. Down stairs offers massive family/theater room, bathroom, bedroom and another large room for office. Basement also has infloor heat throughout, keeping it warm and cozy. Many possibilities of exterior space use.