

# **\$649,900 - 1720 Dunes 17, Rural Grande Prairie No. 1, County of**

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MLS® #A2231346

**\$649,900**

2 Bedroom, 2.00 Bathroom, 1,784 sqft  
Residential on 0.19 Acres

Dunes on 17, Rural Grande Prairie No. 1,  
County of, Alberta

STUNNING AND IMMACULATE FULLY DEVELOPED BUNGALOW AT THE "DUNES ON 17" GATED COMMUNITY JUST A STONE THROW OFF THE 17TH HOLE DUNES GOLF AND WINTER CLUB!!! PROPERTIES LIKE THIS DON'T COME AVAILABLE VERY OFTEN!!! ATTENTION TO DETAIL IS IMPRESSIVE IN BUILD AND THE CRAFTSMANSHIP AND CARE SHOW THROUGHOUT THE HOME! This 2 bedroom and 3 bathroom Executive home boasts over 1700 sq ft on the main level. You will be amazed as soon as you enter this home with a huge entryway. There is a formal dining room. The kitchen is a chefs dream with tons of custom cabinetry and upgraded countertops. High-end appliances including built-in oven, microwave, cook-top, large island, tile floors/backsplash, pot lights, and dining area with built-in buffet/hutch. The living room has a fireplace with built-in shelves and a TV area. The master suite has a gorgeous ensuite with a jetted tub, a separate shower, and a huge walk-in closet with custom shelves. The laundry room has a 2 piece bathroom, laundry sink and is located on the main level. The basement has a large family room with a 2nd gas fireplace with built-in shelves, a wet bar with a fridge, 2nd bedroom, a full bathroom, a office/den, and storage room. Location is sought after small community complimented



with gorgeous surroundings, walking and biking trails, enjoy a drink at the clubhouse or walk the links in your own backyard! Beautiful covered deck and patio great for summer bbq's - Security of a gate and great neighbors!

Built in 2001

### **Essential Information**

MLS® #	A2231346
Price	\$649,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,784
Acres	0.19
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	1720 Dunes 17
Subdivision	Dunes on 17
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5K2

### **Amenities**

Amenities	Golf Course
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Pantry, See Remarks,
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	Wet Bar, Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Oak
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, On Golf Course, See Remarks
Roof	Cedar Shake
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	32
Zoning	MulitRes

## Listing Details

Listing Office	RE/MAX Grande Prairie
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