

# **\$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, |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                     |
|-----------------|-------------------------------------------------------------------------------------|
|                 | 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 | 60              |
| Zoning         | MulitRes        |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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