



GRASSROOTS
REALTY GROUP

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9, 70023 Range Road 64
Grovedale, Alberta

MLS # A2102283



\$449,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,783 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	2.84 Acres		
Lot Feat:	No Neighbours Behind, Many Trees		

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	See Remarks
Foundation:	Piling(s)
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Hamlet Residential
Utilities:	-

Inclusions: N/A

FULLY PAVED and minutes from Grande Prairie - located in Grovedale! This TREED and PRIVATE acreage is packed with value. The perfect property for the growing family, entertaining, or someone needing an awesome workspace. The home offers 5 bedrooms and 2 bathrooms, with renovations in recent years. The master suite has had a complete overhaul on the bathroom, now turned into beautiful a 5-peice ensuite. Kitchen has received new tile flooring, countertops, and appliances (including washer/dryer). Newer shingles on the house, new septic pump, and interior has been drywalled as well. Home has lot's of space with 2 living rooms. One of the most appreciated parts with this acreage is the 28' x 32' heated/finished detached garage w/dry bar.. In addition to this, you will find a 12' x 28' lean-to, 3 sheds, and greenhouse w/water system. Love your outdoors? You'll love the LED lighted outdoor BBQ area AND pergola. If this wasn't enough, there is a GORGEOUS stamped concrete firepit area with power to the gazebo. Property has saskatoon bushes surrounding it. Municipal water tie-in at the property line if future owners would like! Book your showing today