



GRASSROOTS
REALTY GROUP

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69241 RR 65
Grovedale, Alberta

MLS # A2237962



\$549,800

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,152 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	38.05 Acres		
Lot Feat:	Creek/River/Stream/Pond		

Heating:	Floor Furnace
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Other
Foundation:	Wood
Features:	Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	17-69-6-W6
Zoning:	A1
Utilities:	-

Inclusions: (fridge, stove, dishwasher) x2 washer, dryer

Completely Private Acreage with a Creek Running thru Your Backyard! Located just 5 mins from Grovedale, this property has so much potential. The bungalow is 1152 sq/ft with 4 beds, 2 baths, covered deck, a 100 year old wood stove in the kitchen, and a wood stove in the basement. The Yurt is 855 sq/ft with an ICF foundation with a kitchen, 2 bathroom, and nice deck. The views will amaze you. 38 acres in total with 20 used for Hay.