



**GRASSROOTS**  
REALTY GROUP

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**69067 HWY 40**  
**Grovedale, Alberta**

**MLS # A2250899**



**\$1,390,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,262 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	111.52 Acres		
<b>Lot Feat:</b>	Garden, Gentle Sloping, Lawn, Many Trees, Native Plants, Pasture, Treed		

<b>Heating:</b>	In Floor, Propane, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-69-6-W6
<b>Exterior:</b>	Log, Stone	<b>Zoning:</b>	AG 1
<b>Foundation:</b>	Slab, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Pantry, Stone Counters, Sump Pump(s), Wet Bar, Wood Windows		

**Inclusions:** Side by Side Fridge/Freezer, Gas Stove, dishwasher, washer, dryer, water treatment system, standup freezer x2, microwave, pool table, shuffle board table, living room furniture, security system, hot tub, built in vacs, gazebo, greenhouses, sheds, kennel accessories to run a successful kennel business, see features list.

Imagine waking up each morning surrounded by 111+ acres of pristine natural beauty, with towering trees, and endless skies&mdash;yet still within easy reach of city convenience. Perfectly positioned between Grande Prairie and Grande Cache, this stunning log chalet home is your gateway to a life that balances serenity with opportunity. Just 26 minutes from Grande Prairie and 37 minutes to the tranquil Musreau Lake, this 5-bedroom, 3.5-bathroom retreat is designed for those who want more from life&mdash;more space, more peace, and more time at home. Step inside to a warm, inviting interior featuring a fully renovated kitchen with high-end stainless steel appl's, an 6-burner gas stove, two-drawer dishwasher, and expansive granite countertops. Whether you're preparing a quiet dinner or hosting family and friends, this kitchen is ready for it all. Enjoy cozy winters with heated floors and a new wood-burning fireplace. Upstairs, a 2-storey loft offers private bedrooms and a full bath, while a finished basement includes a wet bar, games room, and additional bedroom&mdash;plenty of space to relax or entertain. Outside, unwind on your south-facing deck, complete with gazebo and hot tub, or take advantage of the 35x40 heated shop built in 2020 with radiant heat, concrete floors, drains and two 10ft overhead doors. For the entrepreneurial spirit, this property offers a turnkey opportunity. A fully operational and well-established kennel business (18 years strong) is included, with everything in place&mdash;from grooming facilities to private dog and cat runs, client-ready office space, and a loyal customer base. Ideal for pet lovers ready to work from home while living in harmony with nature. Additional features include: 2 chicken coops, 16x20 greenhouse, wood shed, 24x35 woodworking building. Cleared 40-acres &mdash;ideal for pasture, RV/boat storage, or

other commercial use. Highway access for visibility and convenience. Whether you're dreaming of a slower pace, space to grow a business, or just a more meaningful way of living, this rare property delivers. Nature, comfort, and potential&mdash;all in one place.