



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

69402 82 Range
Grovedale, Alberta

MLS # A2251254



\$479,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,403 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	9.64 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Other, Propane	Water:	Cistern, See Remarks
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	27-69-8-W6
Exterior:	Vinyl Siding	Zoning:	CR-1
Foundation:	Brick/Mortar	Utilities:	Natural Gas at Lot Line
Features:	Chandelier, French Door		

Inclusions:	c-can
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Welcome to this cozy home nestled on 9.64 acres of pristine, park-like land surrounded by mature trees — offering the peaceful, private setting we all dream of. Located just 15 minutes southwest of Grovedale, beyond the Aspen Grove subdivision and on the way to Two Lakes, this property is your perfect escape from the hustle and bustle of town. Step inside to find charming rustic touches, a beautiful wood-burning fireplace that creates a warm, inviting atmosphere. The spacious kitchen and dining area open up to a huge living room — ideal for family gatherings . Enjoy your morning coffee or unwind at the end of the day in the screened in deck that lets you soak in the tranquility of your surroundings. Outside, you’ll find a handy shed and a sea can for all your storage needs — perfect for outdoor gear, tools, or seasonal items. The sprawling acreage is like your own private park, offering endless possibilities for gardening, recreation, or simply enjoying nature. If you’ve been looking for peaceful country living this is the one you’ve been waiting for. Don’t miss the chance to make this secluded oasis your new home!