



GRASSROOTS
REALTY GROUP

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69239 RGE RD 90
Grovedale, Alberta

MLS # A2253239



\$499,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,200 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	147.99 Acres		
Lot Feat:	Farm, Garden, Landscaped, Many Trees, Pasture, Treed		

Heating:	In Floor, Electric, Wood Stove	Water:	Cistern
Floors:	Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	18-69-8-W6
Exterior:	See Remarks	Zoning:	AG
Foundation:	Slab	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, wood stove, chicken coop/pen, wood work bench, deep freeze, 2nd fridge.

This 147.99-acre property offers the perfect mix of rural living and functionality. Located on a quiet dead-end road, the land is fully fenced and well-suited for ranching cattle or horses, with two dugouts providing water and ample pasture. Additional features include underground power, a garden, established fruit trees, a custom insulated chicken coop with power and a secure pen, a second set of services for an RV or future second home, and a lean-to dry storage area attached to the east side of the house. The 1,200 sq. ft. two-story shouse-style home combines comfortable living with practical space. The ground level includes partially finished living space along with a shop and storage area, while the upper level boasts a bright kitchen with an island, dining area, spacious living room with a wood stove, two bedrooms, a full bathroom, and laundry. Patio door off the kitchen lead to a large raised deck with beautiful views of the surrounding countryside. The property also generates additional income with \$1,750 annually from a riser and \$3,000 yearly from pasture rental. With the potential to subdivide the house and yardsite, this acreage is ideal for ranchers, hunters, outdoor enthusiasts, or anyone seeking privacy and country charm with income opportunities.