



**GRASSROOTS**  
REALTY GROUP

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**#403, 69402 Range Road 82  
Grovedale, Alberta**

**MLS # A2260589**



**\$475,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	10.21 Acres		
<b>Lot Feat:</b>	Secluded, See Remarks, Treed		

<b>Heating:</b>	In Floor, Propane	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, washer, dryer, propane tanks x2 (leased), wood stove in shop, outbuildings

Peaceful 10.21-Acre Acreage with Home, Shop & Crown Land Access &ndash; Just 30 Minutes from Grande Prairie! Welcome to this beautifully treed property located in the quiet subdivision of **\*\*Aspen Grove\*\***, just southwest of Grovedale and a convenient 30-minute drive from Grande Prairie. With paved road access all the way to the subdivision, this is an ideal opportunity for those seeking peaceful country living without sacrificing accessibility. The property features a charming 988 sq.ft. bungalow, built in 2017 and set on pilings with a 4-ft insulated crawl space for added storage and efficiency. This cozy home offers 2 bedrooms and 1 full bathroom as part of the master suite. Clean white kitchen with soft close drawers and vinyl plank floors. The exterior is low maintenance with vinyl siding, asphalt shingles, and PVC windows ensuring durability and year-round comfort. Step outside to enjoy your private backyard oasis, which backs onto a beautifully wooded area and a 50-acre crown land reserve, perfect for nature lovers, recreational use, or those craving privacy with no rear neighbors. The standout feature of this acreage is the 30' x 40' fully equipped shop with infloor heat, 200 amp service, 12' overhead door, 16' ceilings, 2 mezzazines, wood stove and structural slab. An ideal place for hobbyists, tradespeople, or anyone needing extra space. In addition to the main home and shop, the property includes a couple of older outbuildings that offer potential for renovation or can be removed to make way for a secondary dwelling or dream home build site. Services are already thoughtfully separated for multiple residences &mdash; including power, cisterns, and septic systems for each potential dwelling. The property is serviced with propane heat (2 leased tanks) and has ample space for animals, gardening, or future development. Whether you're looking for a

comfortable starter acreage, a place to build your dream home, or a rural getaway with workshop space and crown land access, this property checks all the boxes.