



GRASSROOTS
REALTY GROUP

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**70009 Range Road 75
Grovedale, Alberta**

MLS # A2261566



\$349,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,456 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, None		
Lot Size:	9.99 Acres		
Lot Feat:	Brush, Few Trees, Rectangular Lot		

Heating: Forced Air, Propane

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: Poured Concrete, Slab

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: 5-70-7-W6

Zoning: A1

Utilities: -

Inclusions: Window Rods, TV Mounts, All Outbuildings *All Appliances As Is

Discover this charming 9.99 acre property, well loved by long-time owners and offering a wonderful opportunity to create your dream home. Its solid bones and the incredible price point leave plenty of room for customization and personal touches and a fantastic opportunity to start your homestead. Previously home for horses, the lush, treed yard provides a peaceful countryside setting, complete with cozy fireplace area in the backyard - perfect for gatherings or quiet evenings. With ample parking and plenty of space for all your toys, this property is a fantastic canvas for your vision. Seize the chance to transform this special property into your forever home!!