



GRASSROOTS
REALTY GROUP

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**6330 700 Township
Grovedale, Alberta**

MLS # A2282270



\$824,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,948 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	5.60 Acres		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Other, Vinyl Plank	Sewer:	Holding Tank, Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	CR 2
Foundation:	Slab	Utilities:	-
Features:	See Remarks		

Inclusions: WINDOW COVERINGS

Welcome to the peace and serenity of country living with this charming, renovated home and beautifully treed 5.6 acres of land. Just outside the hamlet of Grovedale and only 15 minutes from Grande Prairie. This spacious home has been completely renovated and boasts a professionally installed kitchen complete with an oversized island with gorgeous granite countertops, gas stove top, wine cooler, lots of beautiful cabinetry. Plus, a wall of pull-out pantry drawers, high-end stainless-steel appliances, and a lovely large farmhouse sink. Patio doors lead from the dining area out to the expansive maintenance free deck. The family room area is separated by glass French doors and boasts a very stylish gas fireplace, with large windows for great views and natural light. There is a large bedroom with a walk-in closet and a wall of wardrobe cabinets, and ensuite with a large soaker tub. The other spacious bedroom on the main level has been made into an office/study room with a nice large window seat, and lots of great storage. There is main floor laundry as well as a 2-piece bathroom. Upstairs you will find another cozy sitting room and study area, as well as the very large master bedroom with a charming gas stove fireplace. A spacious full bathroom that features double sinks, with separate tiled shower and soaker tub. An additional very large bedroom can fit two beds, with lovely window seats and fantastic views out the windows. The double garage has extension to make it larger, is heated and finished with fantastic wood panel walls, plus has an EV charger that can be also used for your RV. Most all the windows and blinds are brand new, and patio doors as well. There is a water softener and RO water system. The well was serviced in 2024, and there is an option to hook up to municipal water if you decide. Shingles were replaced in 2018, and

the 2-stage septic system was replaced in 2020. The overhead garage doors are new in the last 5 years, as well as the deck upgraded to composite maintenance free boards. The yard is landscaped with lots of weeping tile for great drainage, and features a lovely fire pit area, and children's play fort area. The property is fully fenced and boasts lots of trees. The Driveway that leads to the home has a circle drive around and plenty of parking space. This is a wonderful place to enjoy and call home! Plus its only minutes away from the Nitehawk ski and recreation park.