



**GRASSROOTS**  
REALTY GROUP

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**6458 TWP 693**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2283877**



**\$430,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	9.88 Acres		
<b>Lot Feat:</b>	Brush, Many Trees, Private, Treed		

<b>Heating:</b>	Boiler, In Floor, Other	<b>Water:</b>	Well
<b>Floors:</b>	Concrete	<b>Sewer:</b>	Pump
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, See Remarks		

**Inclusions:** Wood/Propane fired boiler, Green Shed.

Welcome to peaceful acreage living just minutes from Grovedale. Situated on nearly 10 acres, this private property is surrounded by mature trees, offering exceptional privacy and a true country feel. The home features four bedrooms and one bathroom, with a functional layout designed for comfortable everyday living. A spacious upper area overlooks the open-concept living and dining space below, creating an airy feel and a great spot for a home office, reading nook, or additional living area. The primary bedroom offers direct access to a deck, making it the perfect place to enjoy your morning coffee while overlooking the treed yard. A large attached garage provides plenty of room for vehicles, storage, or projects, adding to the practicality of this acreage. Outside, the mature trees and expansive land offer space to relax, entertain, or explore, all while enjoying the peace and privacy of country living. This property is ideal for anyone looking to escape the city and embrace acreage living near Grovedale, while still being within easy reach of amenities. Book your showing before this property is gone.