



**69565 Range Road 65**  
**Grovedale, Alberta**

**MLS # A2292813**



**\$599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking, RV Garage, Single Garage Detached		
<b>Lot Size:</b>	4.88 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, See Remarks, Trees		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	32-69-6-W6
<b>Exterior:</b>	Concrete, Stucco, Wood Siding	<b>Zoning:</b>	CR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Pantry, See Remarks, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

Set on 4.88 acres with paved access right to the driveway, this charming acreage offers privacy, functionality, and a peaceful natural setting. The 900 sq. ft. bi-level home has seen several updates over the years and is complemented by a single detached garage and a shop, providing excellent space for vehicles, hobbies, or storage. The property features a seasonal creek, a dugout, and a beautiful stand of mature trees at the back, where a private trail system offers the perfect setting for ATV rides, walking, or simply enjoying the serenity of your own land. Inside, the main level includes two bedrooms and a full bathroom, along with a U-shaped kitchen, dining area and living room. Garden doors off the dining room lead to a large deck, ideal for relaxing and enjoying your morning coffee while taking in the surrounding views. The lower level offers two additional generously sized bedrooms, another bathroom, and a cozy family room featuring a wood-burning stove, creating the perfect retreat on cold winter evenings. Over the years, the home has benefited from several updates, including newer windows, vinyl plank flooring, and updated bathroom vanities, sinks, and toilets. Additional improvements include shingles (approximately 10 years ago), furnace (2007), electrical panel upgrade (2007), new well pump (2016), and hot water tank (2021). This well-maintained acreage offers a wonderful balance of comfort, outdoor space, and rural tranquility, all with the convenience of paved access.