



GRASSROOTS
REALTY GROUP

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**69408A 64 Range
Grovedale, Alberta**

MLS # A2132165



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,248 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	7.43 Acres		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Farm, Lawn, Landscaped, Many Trees, S		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	CR1
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer

ACREAGE with a SHOP!! Beautiful property located just south of the Grovedale Store. This 2017 home shows really well and has a nice open plan. It features a great kitchen with a large pantry accompanied by a spacious dining and living area. Down a short hallway you will find 3 good sized bedrooms and a full bathroom. Plus the home has a nice half bath/laundry area. Other great features are a tin roof and low maintenance exterior. The shop measures 35X50 and is a great spot to fix your equipment or storage for your toys or maybe a space for your motor home/or RV. This acreage is also fenced for animals and has a large gravel pad along with a private back yard and of course lots of tree coverage. Overall this is a great property in a great location ready for you to enjoy acreage life!!