



**6574 TWP RD 690**  
**Grovedale, Alberta**

**MLS # A2135205**



**\$520,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Quad or More Detached		
<b>Lot Size:</b>	10.10 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Garden, Landscaped, Many Trees, Pasture, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, See Remarks, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fire pit, heaters in shop, out buildings

Amazing acreage offering 10.1 acres with fully developed 4 bedroom home, with large heated attached garage with in-floor heat, size is 28 X 33, the overhead doors on attached garage were new with 2 new garage door openers about 2021. There is also a 32 X 70 heated shop with 12 X 23 Flex room with lots of windows on south end of the shop, there is also a 8 X 20 mezzanine in the shop. The shop has 4 large door openings, 2 over head doors 12X12, the opening on north end has a 14X 13.11 sliding door, 4th opening is 14X12.9. There is a 30X15 dog kennel with separate pens and open on east side of building. Also a 12X24 chicken coop with 12X12 part insulated for our cold winters. There is also a heated stock watering bowl for year around water for animals, there are 2 pasture areas seeded to mixed hay, the land is fenced and cross fenced. There is a large garden space 65 X 90 ft with rhubarb and raspberry plants, the land offers an artesian well, so lots of water. Last but Not least is the well cared for home, this Bi-level offers nice spacious living area, functional kitchen with new stove in Dec 2023, fridge 2021, dishwasher replaced about 2019. Garden doors with new windows just installed that lead to the deck facing the north, the dining area will fit a large table for family dinners. The living room has lots of natural light with a big south facing picture window. The main bath has a new tub and surround, new sink and taps, the ensuite also has a new sink and taps. The basement has new plank flooring, also a wood stove for cold winter nights. There is also a WETT Inspection for the wood stove from 2015. The 4 cats are outside cats, they are fixed and have their shots, cats are hoping they can stay with the property, also hoping new owner would like the chickens. This property has a lot of potential, call and book a time to view!