



**16, 70209 63 Range
Grovedale, Alberta**

MLS # A2136610



\$719,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	2,116 sq.ft.	Age:	1976 (48 yrs old)
Beds:	7	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	4.03 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-70-6-W6
Exterior:	Mixed	Zoning:	CR3
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Fridgex3, Stovex2, Washerx2, Dryerx2, Shed, Garage Heater, Garage Door Opener, Firepit

You will not find many acreages like this , only 12 minutes from Grande Prairie! This Total 7 Bed , 3 Bath Updated Home With LEGAL SUITE ABOVE GARAGE Will Be Sure To Please. Situated in Landry Heights on one of the biggest parcels at 4.03 acres, partially new fence and of course perfectly treed. As you pull up to your new home you will appreciate the curb appeal that welcomes you with large pillars that have power for future gate, and Christmas lights. Good sized entry way greets you at the main entrance, heading up a few stairs you will come into the popular open concept kitchen, dining, and living room. All recently professionally renovated in the last year with no lack of white soft close cabinets, adequate counter space, kitchen island, and custom pantry. Dining allows for a table of any shape or size for any occasion, with sliding doors to your back deck. Living room is complimented by massive window allowing natural light all day long, and brick gas fire place. Remainder of the main floor consists of three bedrooms, including the master with a walk in closet and pocket door into the gorgeous freshly updated bathroom. Lets head to the fully developed basement that hosts large living room with brick real wood burning fire place, three more bedrooms, full bathroom, laundry room, and access to your garage. Icing on the cake is the freshly updated legal self contained one bed one bath suite above garage with own laundry, own kitchen, own entrance , own hot water tank, own heat source and own private covered deck with a view. Oversized heated attached double car garage has brand new over head doors, and has man door access to your driveway as well as your back yard. The yard on this property is its own private oasis, with covered deck leading down to rock path to firepit area great for entertaining, and the yard is immaculate with lots of space for future

shop, or anything your heart desires, as well as tree's sprawl around you giving you that privacy we all long for, as well as good sized shed. This acreage also has fibre optic internet and city water, and pavement right to your door. Extensive renovations/updates have been completed on this home including flooring, paint, light fixtures, most windows, bathrooms, deck + stairs, furnace service/clean, it is a true must see in person to appreciate the pride of ownership it boasts.