



GRASSROOTS
REALTY GROUP

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69538A RR 64
Grovedale, Alberta

MLS # A2141476



\$499,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,928 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.99 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Landscaped		

Heating:	High Efficiency	Water:	Shared Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding	Zoning:	Cr-1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

VERY WELL KEPT 2.99 acre ACREAGE LOCATED IN GROVEDALE!!! This manufactured home has 2 additions with a total of 1928 sq ft, 4 bedrooms and 2 full bathrooms. The kitchen is a good size with an island and dining area with built in buffet/hutch. The living room has a cozy wood burning stove for those cold winter nights. Laminate flooring throughout main living area!!! The primary suite has a full ensuite and walk in closet, bedroom 2 and 3, and another full main bathroom. The 12' x 24' first addition is a nice family room and the second addition is 12' x 10' 4th bedroom. The detached garage is 28' x 32' and heated!! This property is beautifully landscaped, lots of trees, fenced, a garden area, nice fire pit with wood shed, RV parking next to the home and storage underneath the addition. Book your showing today and don't miss out!!!