

4A, 6302 TWP RD 700
Grovedale, Alberta

MLS # A2226263



\$378,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	4-70-6-W6
Exterior:	Vinyl Siding	Zoning:	CR-2
Foundation:	Block, Wood	Utilities:	-
Features:	Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Ride-on-mower, Gazebo (including picnic table, firewood, bench), Dog Run, Carport (tent shed).

While it may feel like this acreage is a million miles from the city, this private oasis is just 15–17 minutes south of Grande Prairie—accessible via one of the most recently upgraded highways in the region. Highway 40, south of GP, is now fully paved and leads to numerous economic opportunities, including the Greenview Industrial Gateway and the proposed Wonder Valley. Significant investment has gone into widening and paving this route. The property is located 6 km west of the Highway 40 traffic circle near Norbord. The pavement to the property was completed in 2019. These improvements extend beyond the highway to this treed and secluded 2.25-acre parcel. The home itself has seen numerous upgrades: new siding with a moisture barrier and new eavestroughs (2019), freshly painted walls and deck, a new hot water tank (2023), and a new \$1,800 septic pump (2021). These are in addition to the regular upkeep you’d expect from a home that’s been well cared for by its owners. Whether you're looking to entertain friends in the fresh air and expansive outdoor space, or simply unwind in nature’s serenity—surrounded by birdsong and peaceful greenery—this property offers it all. As land and homes become increasingly scarce in Grande Prairie—especially south of town—this is a rare opportunity for one more buyer. Bonus: when the road was paved, water and sewer lines were brought close to the property line. While some may see this as a future benefit, the current owners enjoy the well and the freedom of no water bills.