

**70146 Range Road 74
Grovedale, Alberta**

MLS # A2226693



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,128 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	13.66 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Wooded		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Other	Zoning:	A1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Tile Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Water tank for cistern, BBQ, Book Shelves, Portable Air Conditioner

Welcome to this peaceful 13.66 ACRE RETREAT, privately located at the end of Grovedale Golf Course Road. With MOSTLY PAVED ACCESS and just a short stretch of gravel, this property offers both seclusion and convenience, all within a highly sought-after area. Surrounded by mature trees and lush greenery, this acreage provides a perfect blend of natural beauty, functional land, and comfortable living. As you approach the home, a charming row of mature lilacs lines the driveway, followed by three rows of producing Saskatoon bushes—creating a welcoming, picturesque entry to the property. The expansive front lawn offers ample space for outdoor activities, while the TREES SURROUNDING THE PROPERTY PROVIDE SHADE, SHELTER, AND A SENSE OF PRIVACY. A large garden area sits conveniently near one of the property's 2 DUGOUTS, making watering and maintenance easy for those with a green thumb or dreams of sustainable living. The home itself is a well-maintained four-level split, offering a thoughtful and spacious layout. It features 3 BEDROOMS and 2 BATHROOMS, along with a MASSIVE 22' x 28' UPPER LEVEL LIVING/FAMILY ROOM that is truly the heart of the home. With windows on three sides, this sun-filled room is ideal for year-round gatherings and relaxation, complete with a cozy gas fireplace. On the main floor, you'll find a large, functional kitchen with a central island and brand-new stainless steel appliances. The adjoining dining area is generous in size, easily accommodating large family meals or hosting friends. Also on this level is a guest bedroom, a full bathroom, and a conveniently located laundry room. The third level houses the primary bedroom, a second spare bedroom, and a full four-piece bathroom. The lower level of the home is currently undeveloped and used for storage and

hobbies, offering great potential for future expansion or customization to suit your needs. Outside, the north-facing backyard is perfect for enjoying the long summer days, complete with a firepit for cozy evenings under the stars. Further down the property, a path leads to an OLDER BARN AND SMALL DUGOUT. With a bit of work, the barn and surrounding corral area could be revitalized as a home for horses, chickens, or other small livestock. The home has seen NUMEROUS RECENT UPDATES, including a NEW ROOF on both the house and garage in 2023, a NEW HOT WATER TANK, NEWER STAINLESS STEEL KITCHEN APPLIANCES, NEWER WASHER AND DRYER, and a NEW BACK DOOR. The exterior has been resided with durable and attractive CanExel ENGINEERED SIDING, adding both curb appeal and lasting protection. A large 28' x 28' DETACHED GARAGE and a spacious front deck further enhance the property's functionality and charm. Located just 2 MINUTES from the Grovedale Golf Course, 10 MINUTES to the NITEHAWK YEAR-ROUND ADVENTURE PARK or GROVEDALE STORE, and 20 MINUTES TO GRANDE PRAIRIE, this property offers a rare opportunity to enjoy rural living without sacrificing access to recreation and community amenities.