

**6574 Twp Rg Rd 690
Grovedale, Alberta**

MLS # A2227061



\$559,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	960 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	10.01 Acres		
Lot Feat:	Backs on to Park/Green Space, Garden, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	A-1
Foundation:	Wood	Utilities:	-
Features:	Storage, Sump Pump(s)		

Inclusions: Dishwasher, Dryer, Electric Stove, Garage Control(s), Washer, & Water Softener

Welcome to this incredible acreage featuring 10.01 acres of fully developed land with A1 zoning, complete with a spacious 4-bedroom & 2.5 bath bi-level home and a wide range of outbuildings to meet all your lifestyle and hobby needs. The home offers a bright and functional living space, including a generous living room with a large south-facing picture window, a roomy dining area with garden doors, (and newly installed windows) leading to a north-facing deck—perfect for enjoying peaceful rural views. The kitchen is equipped with a brand-new stove (Dec 2023), a fridge (2021), and a dishwasher (2019). The main bathroom has been updated with a new tub, sink, and taps, while the ensuite features a new sink and taps as well. The basement boasts new plank flooring and a cozy wood stove for those chilly Alberta winters. (WETT inspected in 2024). The attached heated garage is 28' x 33' with in-floor heating and two new overhead doors (installed approx. 2021) complete with garage door openers. You'll love the 80' x 30' heated shop, which includes a 12' x 23' south-facing flex room full of natural light, an 8' x 20' mezzanine, and four large access points: two 12' x 12' overhead doors, one 14' x 13'11" sliding door on the north end, and a 14' x 12'9" opening for versatile access. For your animal needs, the property includes: A 30' x 15' dog kennel with multiple pens and open access on the east side, A 12' x 24' chicken coop, partially insulated for winter use, A heated stock watering bowl for year-round water access & Fenced and cross-fenced pastures seeded with mixed hay, Gardeners will appreciate the 65' x 90' garden area, complete with rhubarb and raspberry plants. The property also features an artesian well, providing an abundant and reliable water supply. This property has so much to offer—space, privacy, functionality, and

potential. Don't miss the opportunity to make this fantastic acreage your new home. Call today to schedule your viewing!