

70009 Range Road 75
Grovedale, Alberta

MLS # A2261566



\$349,000

| | | | |
|-----------|-----------------------------------|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 1,456 sq.ft. | Age: | 1995 (30 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Driveway, None | | |
| Lot Size: | 9.99 Acres | | |
| Lot Feat: | Brush, Few Trees, Rectangular Lot | | |

| | | | |
|-------------|-----------------------|------------|-----------|
| Heating: | Forced Air, Propane | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 5-70-7-W6 |
| Exterior: | Vinyl Siding | Zoning: | A1 |
| Foundation: | Poured Concrete, Slab | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: Window Rods, TV Mounts, All Outbuildings *All Appliances As Is

Discover this charming 9.99 acre property, well loved by long-time owners and offering a wonderful opportunity to create your dream home. Its solid bones and the incredible price point leave plenty of room for customization and personal touches and a fantastic opportunity to start your homestead. Previously home for horses, the lush, treed yard provides a peaceful countryside setting, complete with cozy fireplace area in the backyard - perfect for gatherings or quiet evenings. With ample parking and plenty of space for all your toys, this property is a fantastic canvas for your vision. Seize the chance to transform this special property into your forever home!!