

**RR SE7-70-6-W6**  
**Grovedale, Alberta**

**MLS # A2275044**



**\$625,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, No Neighbours Behind, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	7-70-6-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	A1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge X2, double oven range, overhead exhaust fan microwave, dishwasher, washer/dryer, all window coverings, bar and bar stools, garden shed, kids outdoor play centre, seasonal greenhouse frame and cover

Peaceful 5-acre acreage offering privacy, functionality, and the perfect balance of rural living within easy commuting distance of Grande Prairie. Built in 1993, A1 zoning, and set in a private, treed setting, this well-established property delivers space, versatility, and the quiet lifestyle many acreage buyers are searching for. Wildlife frequently visits the area, adding to the serene country atmosphere and connection to nature. The fully developed bilevel home features 4 bedrooms and 3 full bathrooms, with the fourth bedroom in the basement requiring only a wardrobe to be fully enclosed. The main living space is warm and inviting with a wood-burning fireplace complete with gas ignition and fan, while natural light flows comfortably throughout the home. The basement offers additional living space with updated vinyl flooring (2017), a wet bar equipped with fridge and dishwasher, and convenient access to the attached garage through a combined mudroom and laundry area. Several meaningful updates have been completed over the years, including kitchen appliances replaced in 2023, windows and front door updated in 2016, a hot water tank replaced last year, and the sewer pump replaced in 2023. The furnace, believed to be original, was serviced last year, and ducting was previously cleaned. A cistern system installed approximately one year ago offers a 3,000-gallon capacity with treated potable water available nearby. Internet is available through Starlink. The oversized 25' x 32' attached garage includes radiant heat, hot and cold water, and recently replaced overhead doors and openers (2023). The property also features a substantial 32' x 50' metal-clad shop with mezzanine storage, concrete floor, 12' powered overhead door, power, RV hookup, and a partially heated rear section with forced-air heat, providing excellent

versatility for storage, projects, or business use. The yard site is fully developed with mature trees, fencing, garden space, a deck for outdoor enjoyment, and additional shed storage. Crown land sits across the road to the north, and the property is located near the ski hill, river, golf course, and community amenities, offering both recreation and convenience. This property presents a rare opportunity to enjoy peace and quiet, practical outbuildings, and a well-maintained home in a sought-after rural setting.