

**9, 70023 Range Road 64**  
**Grovedale, Alberta**

**MLS # A2102283**



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,783 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Gravel Driveway		
<b>Lot Size:</b>	2.84 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	Hamlet Residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

FULLY PAVED and minutes from Grande Prairie - located in Grovedale! This TREED and PRIVATE acreage is packed with value. The perfect property for the growing family, entertaining, or someone needing an awesome workspace. The home offers 5 bedrooms and 2 bathrooms, with renovations in recent years. The master suite has had a complete overhaul on the bathroom, now turned into beautiful a 5-peice ensuite. Kitchen has received new tile flooring, countertops, and appliances (including washer/dryer). Newer shingles on the house, new septic pump, and interior has been drywalled as well. Home has lot's of space with 2 living rooms. One of the most appreciated parts with this acreage is the 28' x 32' heated/finished detached garage w/dry bar.. In addition to this, you will find a 12' x 28' lean-to, 3 sheds, and greenhouse w/water system. Love your outdoors? You'll love the LED lighted outdoor BBQ area AND pergola. If this wasn't enough, there is a GORGEOUS stamped concrete firepit area with power to the gazebo. Property has saskatoon bushes surrounding it. Municipal water tie-in at the property line if future owners would like! Book your showing today