

69142 Range Road 73
Grovedale, Alberta

MLS # A2114119



\$650,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	147.00 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Lawn, Garden, Private, Treed		

Heating:	Forced Air, Propane, Wood Stove	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	9-69-7-W6
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry		

Inclusions: TV mount, white attached shelf in kids bedroom

Discover unparalleled privacy and natural beauty with this exceptional 146-acre property located southwest of Grovedale. Less than 15 minutes away from the Grovedale Community Center, the Golf and Country Club, hockey arena, Penson School and Nitehawk Adventure Park and Bordered by serene Crown Land, this acreage offers a perfect blend of seclusion and convenience. Enjoy the trails for outdoor adventures, an abundance of mature trees and two dug outs. With 80 acres dedicated to hay crop and 9 acres of thriving Saskatoon orchard, this property is ideal for both agriculture use and recreational enjoyment. The home itself features an open concept layout featuring a nice kitchen with island and corner pantry, dining area and living room with a wood stove. The primary bedroom offers a beautiful ensuite with French doors, jet tub, separate shower and walk in closet. Two additional bedrooms, main bathroom and laundry room with storage complete this layout. Don't miss this unique opportunity-schedule your viewing today and start imagining all the possibilities this property has to offer.