

**69538A Range Road 64 Road S  
Grovedale, Alberta**

**MLS # A2151866**



**\$489,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,928 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Gentle Sloping, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	32-69-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-1
<b>Foundation:</b>	Piling(s), Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** ALL OUTBUILDINGS

Awesome 2.99 acre acreage with beautiful 1928 SQ/FT Home conveniently located just 1/2 mile south of Grovedale and close to Grande Prairie. Everything is done including a peaceful and private yard with fruit trees and shrubs and mature trees around the full perimeter with a garden that will be yours to harvest! Home has 4 Bedrooms 2 Full Bathrooms with lots of room for your family. Main living area is wide open and has vaulted ceilings. Covered Deck is 12 X 26 and faces East so you enjoy morning sun and Shade in the Evening. Garage is 28X32 completely Finished and heated with 2 Overhead doors. Extra Parking spot for an RV and the yard is gated and fenced for a few animals!.