

**6511 AB TWP 701A**  
**Grovedale, Alberta**

**MLS # A2173869**



**\$560,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Double Wide Mobile Home		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	111.00 Acres		
<b>Lot Feat:</b>	Brush, Many Trees, Private, Wooded		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Other	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	7-70-6-W6
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	A1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Quonset

Don't miss this rare, undervalued 111-acre property in Grovedale, just a short drive from Grande Prairie! With 2 mobile homes (a 3-bedroom, 1-bath and a 2-bedroom, 1-bath), a large heated double garage, and a partially insulated, heated Quonset, it's ideal for multi-family living and offers plenty of storage. Enjoy year-round outdoor activities with Grovedale Golf Course and Nitehawk Ski Hill nearby, or tackle projects in one of the two heated buildings during the winter. Listed below appraised value, this incredible opportunity really needs to be seen to fully appreciated.