



6419 TWP RD 701A
Grovedale, Alberta

MLS # A2306262



\$735,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,190 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage		
Lot Size:	6.97 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-70-8-W6
Exterior:	Wood Frame, Wood Siding	Zoning:	A1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings , firepit, dog kennel

This is the one—an ideal setup for living and working, less than 15 minutes from Grande Prairie on pavement. Situated on approximately 7 acres, the property features two separate driveways, offering excellent potential to separate residential and business access. The 40' x 60' shop is well-equipped with an 18,000 lb lift, compressor with airlines, two 14' overhead doors with side-mount openers, 220 power, floor drain/sump, washroom, and office space. The home offers a functional 1,190 sq ft bi-level layout and is fully developed with 5 bedrooms and 2 bathrooms. The kitchen features tons of oak cabinetry and counter space, jenn are cooktop & wall oven. The dining area has access to a large deck. The main living room includes a large picture window, while the lower level offers a family room with a wood stove, along with a laundry room and cold storage. A heated detached garage with lean too storage adds further value and flexibility. The yard provides plenty of open space along with mature trees, a firepit area, and a dog kennel, & large shed. Solid metal fencing would be perfect for your horse.. Recent updates include new shingles on the house & detached garage, mostly new windows in house, new basement bathroom shower, basement vinyl plank flooring, some new paint, & new septic pump. A well-rounded acreage with the space and infrastructure to support your home, business & lifestyle needs. Book your viewing today.