



GRASSROOTS
REALTY GROUP

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70009 Range Road 75
Grovedale, Alberta

MLS # A2315227



\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,456 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	9.99 Acres		
Lot Feat:	Few Trees, Lawn, Pasture, See Remarks		

Heating:	Forced Air, Propane	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	A-1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Laminate Counters		

Inclusions: Window Rods, TV Mounts, All Outbuildings, * All appliances are as is

Welcome to your opportunity to embrace acreage living! Situated on 9.99 acres in a highly sought-after market, this property is packed with potential and endless possibilities. Whether you're dreaming of hobby farming, extra space for toys and animals, or simply enjoying the peace and privacy of country life, this is your chance to make it happen. The home has been well loved over the years and is ready for a new owner to bring their vision and personal touch. While it does require some updating and TLC, the potential shines through — and the price reflects the opportunity. Listed at just \$335,000, this property is priced well below the current tax assessed value of \$373,940. With a little elbow grease and imagination, this acreage could become your forever home. Affordable acreage opportunities like this don't come along often — don't miss your chance to build equity and create the lifestyle you've been dreaming of!