



GRASSROOTS
REALTY GROUP

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6316 TWP RD 694
Grovedale, Alberta

MLS # A2323919



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	1,109 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Gravel Driveway, RV Access/Parking, See Remarks		
Lot Size:	4.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Many Trees, Private, See Remarks		

Heating:	Other	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	CR-1
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island		

Inclusions: All light fixtures, all window coverings - **ALL APPLIANCES ARE SOLD AS IS WHERE IS.**

Escape to your own private 4-acre treed retreat, featuring a one-of-a-kind yurt with plenty of character throughout and a 50ft x 30ft shop!!! The open-concept layout offers soaring ceilings, a skylight that fills the space with natural light, a cozy living area with a wood-burning stove, and a functional kitchen complete with beautiful cabinetry, pantry, large island, storage, and raised eating bar. The main level also includes a bedroom, laundry, full bathroom with a custom window, and a private sunroom to enjoy that morning coffee and enjoy the surrounding nature. Upstairs you will find an open loft area that could serve as another bedroom, or extra living space. Outside, the property is surrounded by mature trees and features a long gravel driveway with a convenient loop, garden beds, fruit trees, and berry bushes. The 50' x 30' shop includes a concrete floor and 200-amp service, offering excellent space for projects, storage, or recreational equipment. This property is close to the Grovedale Fishpond for evening fishing, Nighthawk for skiing & "Brien Park for the hiking enthusiasts. Whether you are looking for a peaceful getaway, a unique full-time residence, or a future building site, this property offers a setting that is hard to find. Call your agent today & come take a look!!