



GRASSROOTS
REALTY GROUP

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#2, 70020 Range Road 64A
Grovedale, Alberta

MLS # A2326057



\$829,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,597 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	9.98 Acres		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, Private		

Heating:	In Floor, Forced Air
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	CR-1
Utilities:	-

Inclusions: Negotiable

Luxury Country Living Just Minutes from Grande Prairie & Grovedale Experience the perfect blend of luxury, comfort, and country living on this beautifully landscaped 9.98-acre private estate, located just minutes from Grovedale and a short drive to Grande Prairie. Surrounded by mature trees and thoughtfully designed for both everyday living and entertaining, this exceptional custom-built raised bungalow offers the peace of acreage living without sacrificing modern convenience. From the moment you enter, you'll appreciate the attention to detail throughout. The heart of the home is a stunning chef-inspired kitchen featuring a high-end induction cooktop (2026), premium built-in appliances, beverage fridge, quartz countertops, and a spacious walk-in pantry designed to impress. The open-concept living room showcases soaring ceilings, large windows that flood the home with natural light, and a beautiful wood-burning fireplace finished in timeless masonry. Step outside onto the expansive covered deck where you'll discover your own private backyard oasis complete with an outdoor fire-pit, mature landscaping, and peaceful views. The primary retreat offers a true spa-like experience with a luxurious ensuite featuring a soaker tub, walk-in Steam shower, walk-in closet, and direct access to the covered deck. Two additional bedrooms and main floor laundry complete the main level. Comfort extends throughout the home with in-floor heating, central air conditioning (2024), and a premium Sonos surround sound system wired throughout the house, garage, and back deck, creating the perfect atmosphere whether entertaining or enjoying a quiet evening at home. The oversized heated triple attached garage is equally impressive, featuring in-floor heat, its own 2-piece bathroom, and a winch and track system providing convenient access to the mezzanine

for effortless storage. The undeveloped basement offers endless possibilities with high ceilings, large bright windows, bathroom rough-in, and in-floor heat already installed, allowing you to customize the space to fit your family's needs. Outside, the property is ready for hobby farming or equestrian use with brand-new cross fencing and posts (2026), Plenty of room for animals or recreational toys. Forward-thinking buyers will appreciate the solar infrastructure installed in 2025, making future solar panel installation simple and cost-effective. Features Include: Quiet dead end road Heated triple attached garage with 2-piece bathroom Winch & track storage system to garage mezzanine In-floor heating in the home and garage Central Air Conditioning (2024) High-end induction cooktop (2026) New dishwasher (2026) Sonos audio system throughout home, garage & back deck Brand-new cross fencing (2026) Solar-ready infrastructure (2025) This is a rare opportunity to own a meticulously maintained luxury acreage where quality craftsmanship, thoughtful upgrades, and peaceful surroundings come together to create an exceptional place to call home.