



GRASSROOTS
REALTY GROUP

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69565 Range Road 65
Grovedale, Alberta

MLS # A2330404



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	920 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking, RV Garage, Single Garage Detached		
Lot Size:	4.88 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, See Remarks, Tree		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-69-6-W6
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	CR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Pantry, See Remarks, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Set on 4.88 acres with paved access right to the driveway, this property is a standout for anyone seeking serious shop space paired with a comfortable home. The impressive 30' x 50' shop is the true highlight—offering ample room for equipment, vehicles or projects. Whether you're a hobbyist, tradesperson, or simply need extra storage, this versatile space delivers the functionality you've been looking for. A single detached garage adds even more convenience. The 900 sq. ft. bi-level home has seen several updates over the years and offers a practical, well-laid-out living space. The main level features two bedrooms, a full bathroom, a U-shaped kitchen, and a bright dining and living area. Garden doors off the dining room open to a large deck—perfect for relaxing and enjoying the peaceful surroundings. Downstairs, you'll find two additional generously sized bedrooms, another bathroom, and a cozy family room with a wood-burning stove—ideal for those colder evenings. The property itself is equally appealing, with a seasonal creek, a dugout, and a beautiful stand of mature trees at the back. A private trail system winds through the trees, creating the perfect setting for ATV rides, walking, or simply enjoying the quiet of country living. Notable updates over the years include newer windows, vinyl plank flooring, updated bathroom finishes, shingles (approx. 10 years), furnace (2007), electrical panel (2007), well pump (2016), and hot water tank (2021). This acreage offers the perfect balance of usable land, a highly functional shop, and a comfortable home—all with the added convenience of paved access.