



GRASSROOTS
REALTY GROUP

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41203B TWP RD 630
Cherry Grove, Alberta

MLS # A2340151



\$829,900

Division:	Cherry Grove		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,572 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Drive Through, Driveway, Garage Door Opener, Ga		
Lot Size:	10.17 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	ICF Block	Utilities:	-

Features: Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: SHOP FRIDGE, EXTRA BAGS OF SALT/NEW FURNACE FILTERS, OUTDOOR DOG HOUSE, BBQ, GREEN HOUSE, GARDEN SHED, WOOD SHED, SEACAN, 16X24 SHED WITH OVERHEAD DOORS(OPEN PERMIT- TALK TO LIST AGENT)

A truly exceptional acreage in Cherry Grove, offering 10.01 beautifully maintained acres, quality construction and a setting every bit as impressive as the home itself. Built in 2009 by Bayrock Homes with an ICF foundation, this stunning property offers 2,978 sq ft of developed living space, 5 bedrooms, 3.5 bathrooms and 9 foot ceilings on both levels. The main level features 3 bedrooms, including a beautiful primary suite with private ensuite, walk in closet and walnut cabinetry. The additional bedrooms feature vinyl plank flooring, while triple pane windows and premium window coverings are found throughout. Interior walls were insulated with sound reduction in mind, an especially thoughtful feature for the bedroom located just off the kitchen. A decorative wrought iron staircase with wood nosing adds another beautiful custom detail. Maple cabinetry is carried throughout the remainder of the home, including the impressive kitchen with full height cabinetry extending to the ceiling, Corian countertops, full height slate backsplash and pantry. Just off the kitchen is a convenient laundry room with half bath and direct garage access. Recessed lighting, central vacuum with Hide A Hose, closet organizers and generous floor to ceiling storage add to the thoughtful design. The heated lower level offers 2 additional bedrooms, including one with a walk in closet, plus a small office or flex space. In floor heat keeps this level comfortable year round. Outside is where this acreage becomes truly special. The professionally landscaped grounds showcase an incredible variety of established trees and shrubs including multiple varieties of maple, apple and flowering crab, along with oak, birch, elm, linden, pine, spruce, larch, lilac, Saskatoon, haskap, cherry and more. An established garden, greenhouse, garden shed, wood shed, sea can and 16 by 24 storage building with overhead

doors provide exceptional functionality. Two fenced pastures are ready for horses. Covered composite decks front and back, extra wide concrete sidewalks, vinyl siding with cedar shake accents and an attached two car heated garage with a new heater in 2026 complete the exterior. An oversized septic field plus a Bonnyville Water Conditioning iron filter and water softener add to the acreage infrastructure. Paved all the way home on Township Road 630, east of Cold Lake, with French Bay approximately five minutes away, Kinosoo Ridge less than five minutes away and Cold Lake less than ten minutes from your door. Beautifully built, exceptionally maintained and thoughtfully developed, this is a remarkable Cherry Grove acreage that truly needs to be experienced in person.