



GRASSROOTS
REALTY GROUP

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212, 69402 RGE RD 82
Grovedale, Alberta

MLS # A2342134



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	957 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Heat		
Lot Size:	7.02 Acres		
Lot Feat:	Corner Lot, Front Yard, Lawn, Level, Many Trees, Private, Secluded, Treed		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	27-69-8-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR-1
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Refrigerator, Stove, Dishwasher (seller has never used, presumes it works), Washer, Dryer, Microwave Range Hood, All Window Coverings, All Light Fixtures, Garage Door Opener & Control, Garage Heater, Shed, Mini Fridge in woodshed, Sound system in shed & garage, Firepit crusher cone,

Welcome to this 7-acre Aspen Grove property! It is a truly special place to call home. Tucked away on a private, fully treed corner lot, this charming 3-bedroom, 1-bathroom bungalow offers the peace, privacy and space so many acreage buyers are looking for. Mature trees surround the property, creating a wonderfully secluded setting while still leaving plenty of room to grow, expand and make the property your own — including space for a huge shop! The home was completely renovated approximately 16 years ago with new shingles, siding, windows, kitchen, bathroom, stainless steel appliances, hardwood and tile flooring, fireplace, furnace, hot water tank, water pressure system and well. Fresh paint through the bedrooms, including the doors plus beautiful hardwood floors add to the warm, inviting feel of the home. Outside, you'll find a wood shed, enclosed storage shed and an impressive 30' x 24' fully insulated, heated and powered double garage with plenty of room for vehicles, toys, hobbies and projects. Work bench, shelving etc will all be staying! (Ask about the negotiable items as well!). And then there's the location — Crown Land is directly across the road, putting hunting, sledding, hiking, quadding and countless outdoor adventures right at your doorstep. With mature trees, tons of privacy and room to create even more, this property offers a rare combination of peaceful acreage living and incredible access to nature. Paved right to the subdivision and only 25–28 minutes from Grande Prairie, you can enjoy the quiet without giving up convenience. If you're looking for space, privacy, nature and room to grow, this Aspen Grove acreage is something special — and one you'll want to experience for yourself!

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