

**12, 6354 TWP RD 700
Grovedale, Alberta**

MLS # A2165888



\$599,000

Division:	Grovedale		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,521 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	3.16 Acres		
Lot Feat:	Irregular Lot, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	4-70-6-W6
Exterior:	Vinyl Siding	Zoning:	HR
Foundation:	Slab	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Beautiful acreage in East Grove Estates in Grovedale. This 3.16 acres lot features a 2500 sq ft 2 storey home, large kitchen, formal dining room, 2 large living rooms with wood fireplaces, main floor laundry. 4 large bedrooms upstairs. The primary bedroom has an ensuite and walk in closet. There is a 30 by 26 detached garage and an amazing min Barn style shed. The yard is Absolutely gorgeous, large deck, mature trees, beautiful lawn and paved driveway. This acreage is now on Municipal Water and the connection fees have been fully paid. There is so much to offer in the surrounding area such as a newly opened daycare center in Grovedale, Penson School, Community hall, Ice arena, Post office, Gas station, General store, Nitehawk ski hill, Fire hall within 2 km and a fire hydrant right across the street from the acreage. If you are looking for an acreage that has been meticulously maintained then this is the one for you.