

**6511 AB TWP 701A
Grovedale, Alberta**

MLS # A2173869



\$560,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Double Wide Mobile Home		
Size:	1,200 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	111.00 Acres		
Lot Feat:	Brush, Many Trees, Private, Wooded		

Heating:	Forced Air	Water:	Well
Floors:	Other	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-70-6-W6
Exterior:	Mixed	Zoning:	A1
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Quonset

Don't miss this rare, undervalued 111-acre property in Grovedale, just a short drive from Grande Prairie! With 2 mobile homes (a 3-bedroom, 1-bath and a 2-bedroom, 1-bath), a large heated double garage, and a partially insulated, heated Quonset, it's ideal for multi-family living and offers plenty of storage. Enjoy year-round outdoor activities with Grovedale Golf Course and Nitehawk Ski Hill nearby, or tackle projects in one of the two heated buildings during the winter. Listed below appraised value, this incredible opportunity really needs to be seen to fully appreciated.