

**4A, 6354 700 Township  
Grovedale, Alberta**

**MLS # A2200590**



**\$549,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.55 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	HR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, See Remarks, Separate Entrance, Soaking Tub		

**Inclusions:** Hot Tub, Shed

Escape the hustle and bustle of city life and enjoy peace and tranquility with this beautiful 5-bedroom, 2.5-bathroom home nestled on a quiet 1.55-acre property in Grovedale, only 15 Minutes from Grande Prairie. The serene, treed surroundings offer the perfect backdrop for relaxation and outdoor enjoyment. Entering your new home you will appreciate the hardwood boasted on the main floor, in-floor heat as well as updated high efficiency furnace with UV filtration system. Kitchen has updated stainless steel appliances, including must have gas stove, adequate counter + cabinet space. Dining room is massive allowing for a table of any shape or size for all occasions. Off the dining is a sunroom, or could be converted into a mudroom like entrance. Remainder of main floor is made up of large full bathroom with claw soaker tube, and master bedroom with vaulted ceilings, walk in closet and full en-suite. Heading up stairs you will be pleased with with two large bedrooms. IICF foundation basement is a fully finished walk-out basement that provides living room, two bedrooms, laundry room, and a half bathroom. One bedroom has plumbing behind the wall for future kitchen/suite or wet bar. Detached double car garage has concrete floor, wood stove, office attached and hot tub just outside great for unwinding after a long day. Yard is nicely treed, with firepit area wonderful for entertaining, and shed with power. Shingles where done in 2023! Booking your viewing today of this affordable acreage with all the bells and whistles!