

2, 6311 701 Township
Grovedale, Alberta

MLS # A2209989



\$874,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,125 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	7.93 Acres		
Lot Feat:	Dog Run Fenced In, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	6-70-4-W6
Exterior:	Vinyl Siding	Zoning:	CR-1
Foundation:	ICF Block	Utilities:	-

Features: Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: Fridge, Wall stove, Induction 5 burner, washer, dryer, dishwasher x2, central air, existing window coverings, Garage door openers, Hot Tub, Tower

Welcome to The Homestead. This private, treed 7.93-acre property is just 15 minutes from Grande Prairie and offers a rare combination of space, functionality, and thoughtful design. The 2125 sq ft bungalow offers over 4000 sq ft of total living space including the fully developed basement. Step onto the 20x10 covered front porch and into an open floor plan with peaked ceilings. The kitchen is laid out with both everyday use and entertaining in mind. Featuring a large island, quartz countertops, two hidden dishwashers, a 5-burner induction stove top, a double wall oven, and three hidden garbage drawers. There's plenty of storage throughout, including pull-outs for convenience. Adjacent to the kitchen is a spacious dining area with a coffee bar that matches the kitchen design. The coffee bar includes a plug-in cabinet space for a mini fridge. Perfect for keeping your coffee essentials organized and easily accessible. The living room is open and offers plenty of room for gatherings. Down from the living-room you'll find two large bedrooms, both with walk-in closets, and a full bathroom for guest use. On the opposite wing of the home, there's a sizeable laundry room with storage. As well as the primary bedroom suite. The primary bedroom is over 250 sq ft and the attached ensuite includes a soaker tub, stand-up shower, double sinks, and a built-in vanity area. The fully developed basement features a separate walk-up entrance. It mirrors the upper layout in size with two additional bedrooms, a den, a full bathroom, wet bar area, a finished storage room, a furnace/utility room, and a large living area. Outside, the property is surrounded by mature trees for privacy. The backyard includes a 20x30 covered deck with a hot tub and an attached dog run. There's also a cozy fire pit area. The 30x40 detached heated garage was constructed using

Structural Insulated Panels and is finished with cabinetry and A pre-wired RV hookup is located on the exterior of the garage for year-round convenience. Utilities include a private well with treatment system and a JetBat septic system with regularly maintained filters. This property has been well cared for and maintained. If you're looking for a private, functional home just outside the city, this could be it.