

# \$579,900 - 12, 6354 Twp Rd 700, Grovedale

MLS® #A2231060

**\$579,900**

4 Bedroom, 3.00 Bathroom, 2,521 sqft

Residential on 3.16 Acres

NONE, Grovedale, Alberta

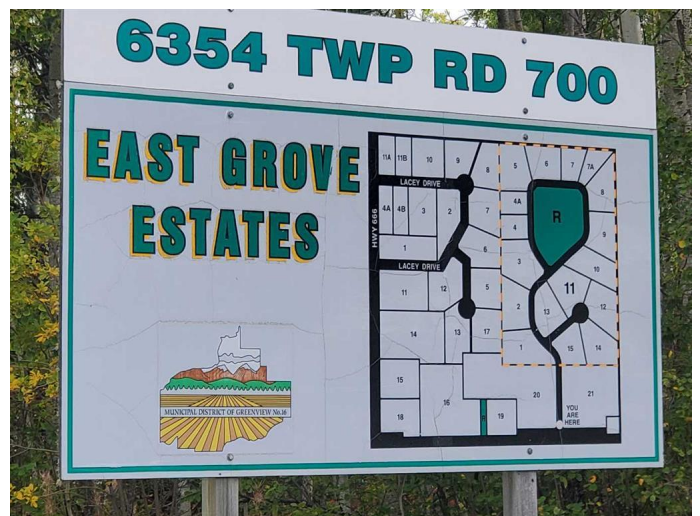
Beautiful acreage in East Grove Estates in Grovedale. This 3.16 acres lot features a 2500 sq ft 2 storey home, large kitchen, formal dining room ,2 large living rooms with wood fireplaces, main floor laundry. 4 large bedrooms upstairs. The primary bedroom has an ensuite and walk in closet. There is a 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.

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2231060  |
| Price      | \$579,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                                           |
|----------------|-------------------------------------------|
| Square Footage | 2,521                                     |
| Acres          | 3.16                                      |
| Year Built     | 1979                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 12, 6354 Twp Rd 700       |
| Subdivision | NONE                      |
| City        | Grovedale                 |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 1X0                   |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 4                      |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | See Remarks                                                            |
| Appliances        | Dishwasher, Oven, Refrigerator, Stove(s), Washer/Dryer                 |
| Heating           | Forced Air                                                             |
| Cooling           | None                                                                   |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 2                                                                      |
| Fireplaces        | Blower Fan, Family Room, Living Room, Wood Burning, Wood Burning Stove |
| Has Basement      | Yes                                                                    |
| Basement          | None, Crawl Space                                                      |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Other                                     |
| Lot Description   | Landscaped, Private, Treed, Irregular Lot |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding                              |
| Foundation        | Slab                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 1               |
| Zoning         | HR              |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.