

# \$559,900 - 6574 Twp Rg Rd 690, Grovedale

MLS® #A2227061

**\$559,900**

4 Bedroom, 3.00 Bathroom, 960 sqft

Residential on 10.01 Acres

NONE, Grovedale, Alberta

Welcome to this incredible acreage featuring 10.01 acres of fully developed land with A1 zoning, complete with a spacious 4-bedroom & 2.5 bath bi-level home and a wide range of outbuildings to meet all your lifestyle and hobby needs. The home offers a bright and functional living space, including a generous living room with a large south-facing picture window, a roomy dining area with garden doors, (and newly installed windows) leading to a north-facing deck—perfect for enjoying peaceful rural views. The kitchen is equipped with a brand-new stove (Dec 2023), a fridge (2021), and a dishwasher (2019). The main bathroom has been updated with a new tub, sink, and taps, while the ensuite features a new sink and taps as well. The basement boasts new plank flooring and a cozy wood stove for those chilly Alberta winters. (WETT inspected in 2024). The attached heated garage is 28' x 33' with in-floor heating and two new overhead doors (installed approx. 2021) complete with garage door openers. You™ll love the 80' x 30' heated shop, which includes a 12' x 23' south-facing flex room full of natural light, an 8' x 20' mezzanine, and four large access points: two 12' x 12' overhead doors, one 14' x 13'11" sliding door on the north end, and a 14' x 12'9" opening for versatile access. For your animal needs, the property includes: A 30' x 15' dog kennel with multiple pens and open access on the east side, A 12' x 24' chicken coop, partially insulated for winter use, A heated stock watering bowl for year-round



water access & Fenced and cross-fenced pastures seeded with mixed hay, Gardeners will appreciate the 65' x 90' garden area, complete with rhubarb and raspberry plants. The property also features an artesian well, providing an abundant and reliable water supply. This property has so much to offer—space, privacy, functionality, and potential. Don't miss the opportunity to make this fantastic acreage your new home. Call today to schedule your viewing!

Built in 1991

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2227061                         |
| Price          | \$559,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 960                              |
| Acres          | 10.01                            |
| Year Built     | 1991                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 6574 Twp Rg Rd 690        |
| Subdivision | NONE                      |
| City        | Grovedale                 |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H1X0                    |

### Amenities

|              |                                                          |
|--------------|----------------------------------------------------------|
| Parking      | Double Garage Attached, Heated Garage, RV Access/Parking |
| # of Garages | 4                                                        |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Storage, Sump Pump(s)                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Washer |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Wood Burning                                                 |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Fire Pit, Kennel                                           |
| Lot Description   | Backs on to Park/Green Space, Garden, No Neighbours Behind |
| Roof              | Asphalt Shingle                                            |
| Construction      | Vinyl Siding                                               |
| Foundation        | Wood                                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 15             |
| Zoning         | A-1            |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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