\$1,390,000 - 69067 Hwy 40, Grovedale

MLS® #A2250899

\$1,390,000

5 Bedroom, 4.00 Bathroom, 2,262 sqft Residential on 111.52 Acres

NONE, Grovedale, Alberta

Imagine waking up each morning surrounded by 111+ acres of pristine natural beauty, with towering trees, and endless skiesâ€"yet still within easy reach of city convenience. Perfectly positioned between Grande Prairie and Grande Cache, this stunning log chalet home is your gateway to a life that balances serenity with opportunity. Just 26 minutes from Grande Prairie and 37 minutes to the tranquil Musreau Lake, this 5-bedroom, 3.5-bathroom retreat is designed for those who want more from lifeâ€"more space, more peace, and more time at home. Step inside to a warm, inviting interior featuring a fully renovated kitchen with high-end stainless steel appl's, an 6-burner gas stove, two-drawer dishwasher, and expansive granite countertops. Whether vou're preparing a quiet dinner or hosting family and friends, this kitchen is ready for it all. Enjoy cozy winters with heated floors and a new wood-burning fireplace. Upstairs, a 2-storey loft offers private bedrooms and a full bath, while a finished basement includes a wet bar, games room, and additional bedroomâ€"plenty of space to relax or entertain. Outside, unwind on your south-facing deck, complete with gazebo and hot tub, or take advantage of the 35x40 heated shop built in 2020 with radiant heat, concrete floors, drains and two 10ft overhead doors. For the entrepreneurial spirit, this property offers a turnkey opportunity. A fully operational and well-established kennel business (18 years strong) is included, with everything in







placeâ€"from grooming facilities to private dog and cat runs, client-ready office space, and a loyal customer base. Ideal for pet lovers ready to work from home while living in harmony with nature. Additional features include: 2 chicken coops, 16x20 greenhouse, wood shed, 24x35 woodworking building. Cleared 40-acres â€"ideal for pasture, RV/boat storage, or other commercial use. Highway access for visibility and convenience. Whether you're dreaming of a slower pace, space to grow a business, or just a more meaningful way of living, this rare property delivers. Nature, comfort, and potentialâ€"all in one place.

Built in 1998

Essential Information

MLS® # A2250899 Price \$1,390,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,262
Acres 111.52
Year Built 1998

Type Residential

Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 69067 Hwy 40

Subdivision NONE

City Grovedale

County Greenview No. 16, M.D. of

Province Alberta
Postal Code T0H 1X0

Amenities

Parking Triple Garage Detached

of Garages

Waterfront See Remarks, Pond

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High

Ceilings, Jetted Tub, Pantry, Stone Counters, Sump Pump(s), Wet Bar,

Wood Windows

Appliances See Remarks

Heating In Floor, Wood Stove, Propane

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Dog Run, Fire Pit, Garden, Private Yard, Storage, Kennel

Lot Description Garden, Gentle Sloping, Lawn, Many Trees, Native Plants, Pasture,

Treed

Roof Metal

Construction Log, Stone Foundation Slab, Wood

Additional Information

Date Listed August 22nd, 2025

Days on Market 75

Zoning AG 1

Listing Details

Listing Office Grassroots Realty Group Ltd.

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