

70009 Range Road 75
Grovedale, Alberta

MLS # A2261566



\$349,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,456 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, None		
Lot Size:	9.99 Acres		
Lot Feat:	Brush, Few Trees, Rectangular Lot		

Heating:	Forced Air, Propane	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	5-70-7-W6
Exterior:	Vinyl Siding	Zoning:	A1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Laminate Counters		

Inclusions:
Window Rods, TV Mounts, All Outbuildings
*All Appliances As Is

Discover this charming 9.99 acre property, well loved by long-time owners and offering a wonderful opportunity to create your dream home. Its solid bones and the incredible price point leave plenty of room for customization and personal touches and a fantastic opportunity to start your homestead. Previously home for horses, the lush, treed yard provides a peaceful countryside setting, complete with cozy fireplace area in the backyard - perfect for gatherings or quiet evenings. With ample parking and plenty of space for all your toys, this property is a fantastic canvas for your vision. Seize the chance to transform this special property into your forever home!!