

**304, 69402 Range Road 82
Grovedale, Alberta**

MLS # A2265949



\$339,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,080 sq.ft.	Age:	1984 (41 yrs old)
Beds:	2	Baths:	1
Garage:	Carport		
Lot Size:	9.49 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	CR1
Foundation:	Perimeter Wall	Utilities:	-
Features:	See Remarks		

Inclusions: appliances (sold as is)

This 9.5 acre parcel is located a short drive from Grovedale AB. It offers a great home with 2 bedrooms, 1 bathroom, an open floor plan, large entry and overall is a great home. Outside you will find a nice garage/shed. This offers a lot of storage and a work space. The property has a nice mix of trees and open space. And a lot of fencing and a great setup for animals. And its in a great location with 99% pavement to the property. Services include natural gas, power, sewer system and power. The place does need some TLC but this is a great value purchase and allows you to enjoy acreage living at an affordable cost.