

# \$550,000 - 70146 Range Road 74, Grovedale

MLS® #A2226693

**\$550,000**

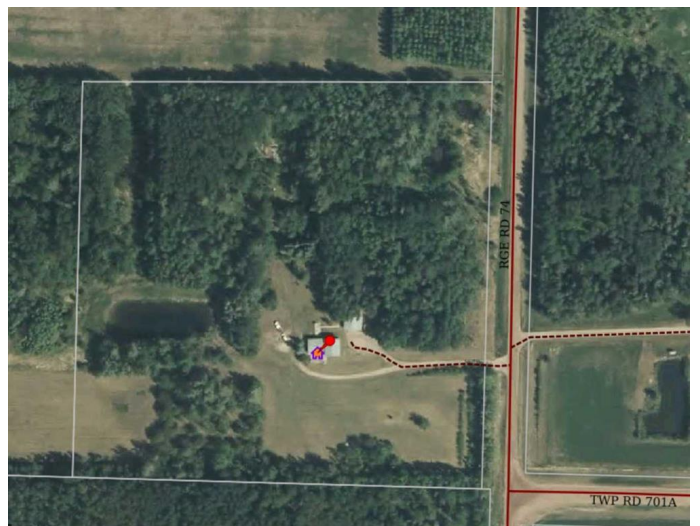
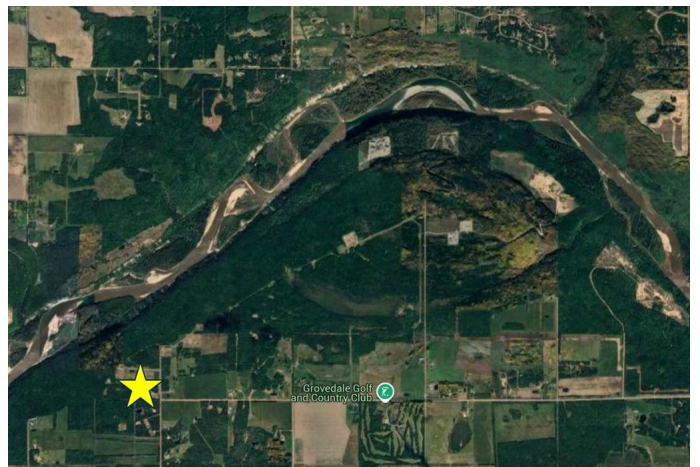
3 Bedroom, 2.00 Bathroom, 2,128 sqft  
Residential on 13.66 Acres

NONE, Grovedale, Alberta

Welcome to this peaceful 13.66 ACRE RETREAT, privately located at the end of Grovedale Golf Course Road. With MOSTLY PAVED ACCESS and just a short stretch of gravel, this property offers both seclusion and convenience, all within a highly sought-after area. Surrounded by mature trees and lush greenery, this acreage provides a perfect blend of natural beauty, functional land, and comfortable living.

As you approach the home, a charming row of mature lilacs lines the driveway, followed by three rows of producing Saskatoon bushes—creating a welcoming, picturesque entry to the property. The expansive front lawn offers ample space for outdoor activities, while the TREES SURROUNDING THE PROPERTY PROVIDE SHADE, SHELTER, AND A SENSE OF PRIVACY. A large garden area sits conveniently near one of the property's 2 DUGOUTS, making watering and maintenance easy for those with a green thumb or dreams of sustainable living.

The home itself is a well-maintained four-level split, offering a thoughtful and spacious layout. It features 3 BEDROOMS and 2 BATHROOMS, along with a MASSIVE 22' x 28' UPPER LEVEL LIVING/FAMILY ROOM that is truly the heart of the home. With windows on three sides, this sun-filled room is ideal for year-round gatherings and relaxation, complete with a cozy gas fireplace. On the



main floor, you'll find a large, functional kitchen with a central island and brand-new stainless steel appliances. The adjoining dining area is generous in size, easily accommodating large family meals or hosting friends. Also on this level is a guest bedroom, a full bathroom, and a conveniently located laundry room.

The third level houses the primary bedroom, a second spare bedroom, and a full four-piece bathroom. The lower level of the home is currently undeveloped and used for storage and hobbies, offering great potential for future expansion or customization to suit your needs.

Outside, the north-facing backyard is perfect for enjoying the long summer days, complete with a firepit for cozy evenings under the stars. Further down the property, a path leads to an OLDER BARN AND SMALL DUGOUT. With a bit of work, the barn and surrounding corral area could be revitalized as a home for horses, chickens, or other small livestock.

The home has seen NUMEROUS RECENT UPDATES, including a NEW ROOF on both the house and garage in 2023, a NEW HOT WATER TANK, NEWER STAINLESS STEEL KITCHEN APPLIANCES, NEWER WASHER AND DRYER, and a NEW BACK DOOR. The exterior has been resided with durable and attractive CanExel ENGINEERED SIDING, adding both curb appeal and lasting protection. A large 28' x 28' DETACHED GARAGE and a spacious front deck further enhance the property's functionality and charm.

Located just 2 MINUTES from the Grovedale Golf Course, 10 MINUTES to the NITEHAWK YEAR-ROUND ADVENTURE PARK or GROVEDALE STORE, and 20 MINUTES TO GRANDE PRAIRIE, this property offers a rare opportunity to enjoy rural living without

sacrificing access to recreation and community amenities.

Built in 1978

### Essential Information

MLS® #	A2226693
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,128
Acres	13.66
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

### Community Information

Address	70146 Range Road 74
Subdivision	NONE
City	Grovedale
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1X0

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Tile Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Front Yard, Fruit Trees/Shrub(s), Garden, Wooded
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

## Additional Information

Date Listed	June 1st, 2025
Days on Market	13
Zoning	A1

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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