$799,800 - 69022 Range Rd 60a, Grovedale

MLS® #A2203605

$799,800

3 Bedroom, 2.00 Bathroom, 2,200 sqft
Residential on 9.83 Acres

NONE, Grovedale, Alberta

Enjoy the serenity of this fully renovated paradise, ideally suited for both business operations and family enjoyment. Situated just south of Grande Prairie, this tranquil oasis offers an ultimate retreat for nature lovers.

Nestled on 9.83 acres of beautifully treed land, this immaculate 2200 sq ft home boasts 3 bedrooms and 2 baths, providing ample space for comfortable living. The property features an impressive 110 x 48 shop with a parts room and loft, complete with a Hotsy pressure washer and car hoist, in addition to a brand new 40 x 30 shop and a 24 x 24 garage â€" all boasting concrete flooring and radiant heat.

Inside, the home showcases a fully renovated open-concept floor plan, accentuated by large windows that flood the rooms with natural light. The gourmet kitchen and dining area exude sophistication and functionality, featuring stainless steel appliances, quartz countertops, a corner pantry, and a functional island â€" perfect for culinary enthusiasts.

Retreat to the luxurious master suite, offering a spa-like en-suite bathroom with dual vanities, bathtub, and shower. Two additional bedrooms, a full bathroom, and a convenient laundry room/storage area ensure comfort and practicality for everyday living.

Enjoy outdoor gatherings on the expansive wrap-around deck, overlooking the picturesque
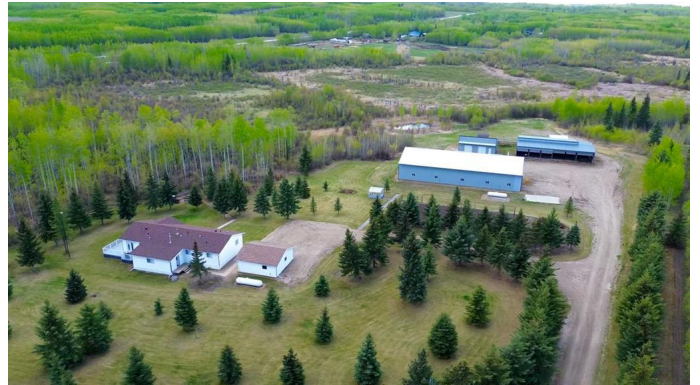
landscape. Explore miles of quad trails, indulge in hunting opportunities, or unwind with guests around the secluded fire pit area. A predator-proof heated chicken coop, fenced garden area (keeping the deer out) and greenhouse cater to anyone with an outdoor lifestyle, while an entrance gate ensures privacy and security.

With its close proximity to Grande Prairie â€" just an 18-minute commute away â€" this property presents a plethora of opportunities for business ventures, rental income, or simply embracing the joys of family country living. If you do not need the full shop then rent part or all of it out to subsidize your mortgage. Don't miss out on this rare opportunity â€" contact us today to schedule a showing and discover the endless possibilities that await!

Built in 2000

Essential Information

MLS® #	A2203605
Price	$799,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,200
Acres	9.83
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	69022 Range Rd 60a
Subdivision	NONE
City	Grovedale

County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

Amenities

Parking Spaces	30
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Gravel Driveway, Quad or More Detached
# of Garages	24

Interior

Interior Features	Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Propane
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Garden, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	March 18th, 2025
Days on Market	17
Zoning	Country Residential One C

Listing Details

Listing Office	RE/MAX Grande Prairie