

# \$559,900 - 6574 Twp Rg Rd 690, Grovedale

MLS® #A2227061

**\$559,900**

4 Bedroom, 3.00 Bathroom, 960 sqft

Residential on 10.01 Acres

NONE, Grovedale, Alberta

Welcome to this incredible acreage featuring 10.01 acres of fully developed land with A1 zoning, complete with a spacious 4-bedroom & 2.5 bath bi-level home and a wide range of outbuildings to meet all your lifestyle and hobby needs. The home offers a bright and functional living space, including a generous living room with a large south-facing picture window, a roomy dining area with garden doors, (and newly installed windows) leading to a north-facing deck—perfect for enjoying peaceful rural views. The kitchen is equipped with a brand-new stove (Dec 2023), a fridge (2021), and a dishwasher (2019). The main bathroom has been updated with a new tub, sink, and taps, while the ensuite features a new sink and taps as well. The basement boasts new plank flooring and a cozy wood stove for those chilly Alberta winters. (WETT inspected in 2024). The attached heated garage is 28' x 33' with in-floor heating and two new overhead doors (installed approx. 2021) complete with garage door openers. You™ll love the 80' x 30' heated shop, which includes a 12' x 23' south-facing flex room full of natural light, an 8' x 20' mezzanine, and four large access points: two 12' x 12' overhead doors, one 14' x 13'11" sliding door on the north end, and a 14' x 12'9" opening for versatile access. For your animal needs, the property includes: A 30' x 15' dog kennel with multiple pens and open access on the east side, A 12' x 24' chicken coop, partially insulated for winter use, A heated stock watering bowl for year-round



water access & Fenced and cross-fenced pastures seeded with mixed hay, Gardeners will appreciate the 65' x 90' garden area, complete with rhubarb and raspberry plants. The property also features an artesian well, providing an abundant and reliable water supply. This property has so much to offerâ€”space, privacy, functionality, and potential. Donâ€™t miss the opportunity to make this fantastic acreage your new home. Call today to schedule your viewing!

Built in 1991

### Essential Information

MLS® #	A2227061
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	960
Acres	10.01
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	6574 Twp Rg Rd 690
Subdivision	NONE
City	Grovedale
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H1X0

### Amenities

Parking	Double Garage Attached, Heated Garage, RV Access/Parking
# of Garages	4

## Interior

Interior Features	Storage, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Kennel
Lot Description	Backs on to Park/Green Space, Garden, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	June 7th, 2025
Days on Market	11
Zoning	A-1

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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