

# \$639,900 - 3, 69043 Hwy 40, Grovedale

MLS® #A2216935

**\$639,900**

3 Bedroom, 3.00 Bathroom, 2,228 sqft

Residential on 10.87 Acres

NONE, Grovedale, Alberta

Welcome to your dream acreage retreat! This stunning 10.87-acre property is perfectly set up for horses and surrounded by mature trees for ultimate privacy and tranquility. The beautiful 1.5 storey home offers 3 bedrooms, 3 bathrooms, and a partially finished basement with endless potential—whether you're envisioning more bedrooms, a large recreation space, or extra storage. The main floor features a spacious kitchen with a central island and generous pantry, a bright dining area with sliding patio doors leading to your expansive multi-tier deck and peaceful backyard oasis, and a cozy living room with a fireplace. You'll also find the primary bedroom with a 3-piece ensuite, a second bedroom and full bath, plus convenient main floor laundry. Upstairs, enjoy a second living room complete with a wood-burning stove, the third bedroom, and another full bathroom—perfect for family or guests. Large windows throughout flood the home with natural light, and in-floor heating provides cozy comfort throughout the cooler months. A newer furnace and on-demand hot water tank ensure peace of mind and comfort year-round. Outside, there's room for horses (2 acres), a fire pit area for entertaining, and space for all your hobbies and outdoor activities. This acreage offers the perfect blend of functionality, comfort, and serene country living! Fresh paint throughout entire house, and new gravel added to the driveway!

Built in 2008



## Essential Information

MLS® #	A2216935
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,228
Acres	10.87
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

## Community Information

Address	3, 69043 Hwy 40
Subdivision	NONE
City	Grovedale
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1X0

## Amenities

Utilities	Electricity Connected, Satellite Internet Available, Sewer Connected, Water Connected, Propane
Parking	Driveway, Front Drive, Parking Pad, RV Access/Parking, Gravel Driveway

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning Stove

Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	3
Zoning	CR1

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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