$1,390,000 - 69067 Hwy 40, Grovedale

MLS® #A2250899

$1,390,000
5 Bedroom, 4.00 Bathroom, 2,262 sqft
Residential on 111.52 Acres

NONE, Grovedale, Alberta

Imagine waking up each morning surrounded by 111+ acres of pristine natural beauty, with towering trees, and endless skiesâ€”yet still within easy reach of city convenience. Perfectly positioned between Grande Prairie and Grande Cache, this stunning log chalet home is your gateway to a life that balances serenity with opportunity. Just 26 minutes from Grande Prairie and 37 minutes to the tranquil Musreau Lake, this 5-bedroom, 3.5-bathroom retreat is designed for those who want more from lifeâ€”more space, more peace, and more time at home. Step inside to a warm, inviting interior featuring a fully renovated kitchen with high-end stainless steel appl's, an 6-burner gas stove, two-drawer dishwasher, and expansive granite countertops. Whether youâ€™re preparing a quiet dinner or hosting family and friends, this kitchen is ready for it all. Enjoy cozy winters with heated floors and a new wood-burning fireplace. Upstairs, a 2-storey loft offers private bedrooms and a full bath, while a finished basement includes a wet bar, games room, and additional bedroomâ€”plenty of space to relax or entertain. Outside, unwind on your south-facing deck, complete with gazebo and hot tub, or take advantage of the 35x40 heated shop built in 2020 with radiant heat, concrete floors, drains and two 10ft overhead doors. For the entrepreneurial spirit, this property offers a turnkey opportunity. A fully operational and well-established kennel business (18 years strong) is included, with everything in

placeâ€”from grooming facilities to private dog and cat runs, client-ready office space, and a loyal customer base. Ideal for pet lovers ready to work from home while living in harmony with nature. Additional features include: 2 chicken coops, 16x20 greenhouse, wood shed, 24x35 woodworking building. Cleared 40-acres â€”ideal for pasture, RV/boat storage, or other commercial use. Highway access for visibility and convenience. Whether you're dreaming of a slower pace, space to grow a business, or just a more meaningful way of living, this rare property delivers. Nature, comfort, and potentialâ€”all in one place.

Built in 1998

Essential Information

MLS® #	A2250899
Price	$1,390,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,262
Acres	111.52
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	69067 Hwy 40
Subdivision	NONE
City	Grovedale
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1X0

Amenities

Parking	Triple Garage Detached
# of Garages	3
Waterfront	See Remarks, Pond

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Pantry, Stone Counters, Sump Pump(s), Wet Bar, Wood Windows
Appliances	See Remarks
Heating	In Floor, Wood Stove, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Private Yard, Storage, Kennel
Lot Description	Garden, Gentle Sloping, Lawn, Many Trees, Native Plants, Pasture, Treed
Roof	Metal
Construction	Log, Stone
Foundation	Slab, Wood

Additional Information

Date Listed	August 22nd, 2025
Days on Market	42
Zoning	AG 1

Listing Details

Listing Office	Grassroots Realty Group Ltd.

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