

# \$524,900 - 14-6354 Township Road 700, Grovedale

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MLS® #A2216146

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,431 sqft

Residential on 3.14 Acres

N/A, Grovedale, Alberta

Acreage living only 15 minutes from Grande Prairie with pavement right to your door. Situated on a beautifully treed lot in East Grove Estates, you will love the privacy this property has to offer. The 1431 sq.ft. home offers a large tiled entry that leads to the bright and open main floor with high ceilings and an abundance of south facing windows. The kitchen features plenty of cabinets and counter space, an island, pantry and stainless-steel appliances. The spacious dining area has access to the backyard and connects to the cozy living room. The primary bedroom has a 3-piece ensuite, walk in closet and access to the deck. An additional bedroom, den/office, full bathroom and main floor laundry with access to garage complete the main floor. Downstairs is partially developed with 2 generous bedrooms, large rec room, 3-piece bathroom and plenty of storage. The oversized garage is deep enough to fit 3 vehicles. Outside you will find large spruce trees, raspberry and saskatoon bushes, a fire pit area, tractor shed a 2-tier deck and covered front veranda. This property has loads of potential and ready for new owners.

Built in 2001

## Essential Information

MLS® #                      A2216146

Price                        \$524,900



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,431                            |
| Acres          | 3.14                             |
| Year Built     | 2001                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 14-6354 Township Road 700 |
| Subdivision | N/A                       |
| City        | Grovedale                 |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 1X0                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Pantry                                    |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Partially Finished                                                 |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                       |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Private |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                           |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 5th, 2025

Days on Market                6

Zoning                            HR

**Listing Details**

Listing Office                    Royal LePage - The Realty Gro



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