

# \$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	10
Zoning	A-1

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.