

# \$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 door 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), a dishwasher (2019) and Shingles (2015). 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 | 37             |
| Zoning         | A-1            |

## Listing Details

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

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