

# \$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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