

\$479,000 - 69402 82 Range, Grovedale

MLS® #A2239749

\$479,000

2 Bedroom, 1.00 Bathroom, 1,403 sqft

Residential on 9.64 Acres

NONE, Grovedale, Alberta

Welcome to this cozy home nestled on 9.64 acres of pristine, park-like land surrounded by mature trees â€” offering the peaceful, private setting we all dream of. Located just 15 minutes southwest of Grovedale, beyond the Aspen Grove subdivision and on the way to Two Lakes, this property is your perfect escape from the hustle and bustle of town. Step inside to find charming rustic touches, a beautiful wood-burning fireplace that creates a warm, inviting atmosphere. The spacious kitchen and dining area open up to a huge living room â€” ideal for family gatherings . Enjoy your morning coffee or unwind at the end of the day in the screened in deck that lets you soak in the tranquility of your surroundings.

Outside, youâ€™ll find a handy shed and a sea can for all your storage needs â€” perfect for outdoor gear, tools, or seasonal items. The sprawling acreage is like your own private park, offering endless possibilities for gardening, recreation, or simply enjoying nature.

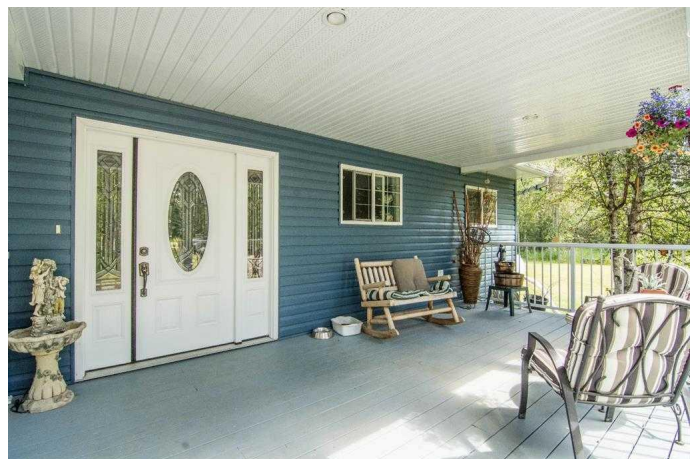
If youâ€™ve been looking for peaceful country living this is the one youâ€™ve been waiting for. Donâ€™t miss the chance to make this secluded oasis your new home!

Built in 1991

Essential Information

MLS® #

A2239749



| | |
|----------------|----------------------------------|
| Price | \$479,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,403 |
| Acres | 9.64 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 69402 82 Range |
| Subdivision | NONE |
| City | Grovedale |
| County | Greenview No. 16, M.D. of |
| Province | Alberta |
| Postal Code | T0H 1X0 |

Amenities

| | |
|-----------|-------------------------|
| Utilities | Natural Gas at Lot Line |
| Parking | Driveway, Off Street |

Interior

| | |
|-------------------|----------------------------------------|
| Interior Features | Chandelier, French Door |
| Appliances | Dryer, Refrigerator, Stove(s), Washer |
| Heating | Other, Propane |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning, Dining Room, Glass Doors |
| Has Basement | Yes |
| Basement | Crawl Space, None |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Fire Pit, Rain Barrel/Cistern(s) |
| Lot Description | Many Trees, Private |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------|
| Construction | Vinyl Siding |
| Foundation | Brick/Mortar |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 18th, 2025 |
| Days on Market | 3 |
| Zoning | CR-1 |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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