

# \$699,900 - 69021a Range Road 60a, Grovedale

MLS® #A2247781

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,501 sqft

Residential on 9.99 Acres

NONE, Grovedale, Alberta

Tucked away among the trees in the Grovedale area, this privately treed 9.99-acre property offers the perfect blend of peaceful acreage living with the convenience of being just 25 minutes from Grande Prairie.

The home features an inviting open-concept main living space with 9-foot ceilings and an abundance of windows that flood the area with natural light. Hardwood floors extend through the dining area, kitchen, and bedrooms, adding warmth and charm throughout.

The spacious U-shaped kitchen boasts ample cabinetry and counter space, a walk-in pantry, and a functional eat-up bar—ideal for busy mornings or entertaining. The generous dining area easily accommodates a large table and opens onto one of three decks through garden doors. The cozy living room provides direct access to the front deck, making it a perfect spot to relax with family or guests.

The primary bedroom is a peaceful retreat, generously sized to accommodate a king-sized bed. It features a walk-in closet and a luxurious ensuite with a soaker tub, dual linen closets, and an extended vanity. A second bedroom on the main floor serves well as a child's room or home office. Just off the back entrance, you'll find a third deck and a convenient half bath.

The fully developed basement includes a



massive family room with a wood-burning stove, a sound-insulated flex room, two additional large bedrooms, a full 4-piece bathroom, a utility room, and a cold room with tiled flooring. Tubing has already been installed on both levels for future in-floor heating.

While electricity has recently been installed, the home is also equipped with a solar system that can easily be reconnected for added energy efficiency.

Outside, youâ€™ll find a dream 32â€™ x 48â€™ heated and fully finished shop with 12â€™ ceilingsâ€”ideal for vehicles, storage, hobbies, or a workspace. Kids can enjoy their very own basketball court, and the entire family can gather around the firepit to take in the peace and beauty of the surrounding nature.

This is a true lifestyle property, offering space, comfort, and room to grow.

Built in 2015

## Essential Information

MLS® #	A2247781
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,501
Acres	9.99
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	69021a Range Road 60a
Subdivision	NONE
City	Grovedale
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1X0

### **Amenities**

Utilities	Electricity Connected, Propane
Parking Spaces	10
Parking	Additional Parking, Quad or More Detached, See Remarks, Gravel Driveway, RV Access/Parking
# of Garages	4

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), French Door
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, See Remarks, Washer, Window Coverings, Water Distiller
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Wood Burning, Free Standing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Other, Private Yard, Basketball Court
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Landscaped, Many Trees, No Neighbours Behind, Private, Treed, Secluded
Roof	Asphalt Shingle
Construction	Other
Foundation	ICF Block

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	1
Zoning	CR - 1

# Listing Details

Listing Office                RE/MAX Grande Prairie

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