

# \$868,000 - 2, 6311 701 Township, Grovedale

MLS® #A2209989

**\$868,000**

5 Bedroom, 4.00 Bathroom, 2,125 sqft  
Residential on 7.93 Acres

NONE, Grovedale, Alberta

Welcome to The Homestead. This private, treed 7.93-acre property is just 15 minutes from Grande Prairie and offers a rare combination of space, functionality, and thoughtful design. The 2125 sq ft bungalow offers over 4000 sq ft of total living space including the fully developed basement. Step onto the 20x10 covered front porch and into an open floor plan with peaked ceilings. The kitchen is laid out with both everyday use and entertaining in mind. Featuring a large island, quartz countertops, two hidden dishwashers, a 5-burner induction stove top, a double wall oven, and three hidden garbage drawers. There's plenty of storage throughout, including pull-outs for convenience. Adjacent to the kitchen is a spacious dining area with a coffee bar that matches the kitchen design. The coffee bar includes a plug-in cabinet space for a mini fridge. Perfect for keeping your coffee essentials organized and easily accessible. The living room is open and offers plenty of room for gatherings. Down from the living-room you'll find two large bedrooms, both with walk-in closets. and a full bathroom for guest use. On the opposite wing of the home, there's a sizeable laundry room with storage. As well as the primary bedroom suite. The primary bedroom is over 250 sq ft and the attached ensuite includes a soaker tub, stand-up shower, double sinks, and a built-in vanity area. The fully developed basement features a separate walk-up entrance. It mirrors the upper layout in size



with two additional bedrooms, a den, a full bathroom, wet bar area, a finished storage room, a furnace/utility room, and a large living area. Outside, the property is surrounded by mature trees for privacy. The backyard includes a 20x30 covered deck with a hot tub and an attached dog run. There's also a cozy fire pit area. The 30x40 detached heated garage was constructed using Structural Insulated Panels and is finished with cabinetry and A pre-wired RV hookup is located on the exterior of the garage for year-round convenience. Utilities include a private well with treatment system and a JetBat septic system with regularly maintained filters. This property has been well cared for and maintained. If you're looking for a private, functional home just outside the city, this could be it.

Built in 2010

### Essential Information

MLS® #	A2209989
Price	\$868,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,125
Acres	7.93
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	2, 6311 701 Township
Subdivision	NONE

City	Grovedale
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H1X0

### **Amenities**

Parking	Quad or More Detached
# of Garages	4

### **Interior**

Interior Features	Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Closet Organizers, Double Vanity, Jetted Tub, No Smoking Home, Quartz Counters, Recessed Lighting, Sump Pump(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Balcony, Dog Run, Fire Pit, RV Hookup
Lot Description	Dog Run Fenced In, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	71
Zoning	CR-1

### **Listing Details**

Listing Office	Real Broker
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