

# \$349,900 - 304, 69402 Range Road 82, Grovedale

MLS® #A2265949

## \$349,900

2 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential on 9.49 Acres

NONE, Grovedale, Alberta

This 9.5 acre parcel is located a short drive from Grovedale AB. It offers a great home with 2 bedrooms, 1 bathroom, an open floor plan, large entry and overall is a great home. Outside you will find a nice garage/shed. This offers a lot of storage and a work space. The property has a nice mix of trees and open space. And a lot of fencing and a great setup for animals. And its in a great location with 99% pavement to the property. Services include natural gas, power, sewer system and power. The place does need some TLC but this is a great value purchase and allows you to enjoy acreage living at an affordable cost.

Built in 1984

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2265949                         |
| Price          | \$349,900                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,080                            |
| Acres          | 9.49                             |
| Year Built     | 1984                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information



|             |                           |
|-------------|---------------------------|
| Address     | 304, 69402 Range Road 82  |
| Subdivision | NONE                      |
| City        | Grovedale                 |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H1X0                    |

### Amenities

|         |         |
|---------|---------|
| Parking | Carport |
|---------|---------|

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Basement          | None                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Perimeter Wall  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 14                 |
| Zoning         | CR1                |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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