

69207 Range Road 83  
Grovedale, Alberta

MLS # A2340316



## \$210,000

|                   |                         |
|-------------------|-------------------------|
| <b>Division:</b>  | NONE                    |
| <b>Lot Size:</b>  | 11.96 Acres             |
| <b>Lot Feat:</b>  | Private, Treed          |
| <b>By Town:</b>   | Grovedale               |
| <b>LLD:</b>       | 15-69-8-W6              |
| <b>Zoning:</b>    | A-1                     |
| <b>Water:</b>     | Well                    |
| <b>Sewer:</b>     | Septic System           |
| <b>Utilities:</b> | Electricity at Lot Line |

Looking for the perfect place to build your dream home or set up your acreage. This beautiful 11.96-acre property in Grovedale offers a great mix of open land and mature trees. The established yard site is surrounded by mature trees, offering privacy and a great setting for a new home or modular home. The property is already serviced with power and a water well , septic and features two dugouts and livestock watering. With hay land surrounding the yard site and plenty of room for horses, cattle or a hobby farm, there is space to make this property your own. Enjoy the space and privacy of country living while remaining approximately 30 minutes from Grande Prairie.