

\$499,500 - 69239 Rge Rd 90, Grovedale

MLS® #A2253916

\$499,500

3 Bedroom, 2.00 Bathroom, 1,200 sqft

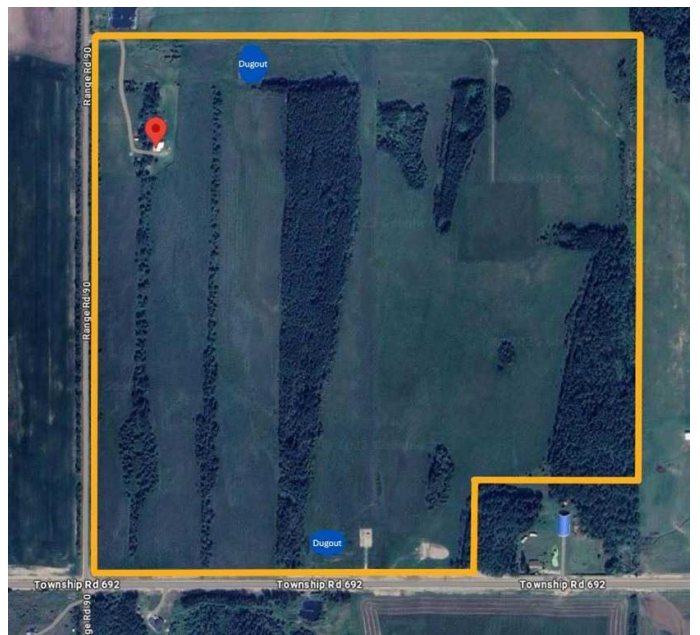
Agri-Business on 147.99 Acres

NONE, Grovedale, Alberta

This 147.99-acre property offers the perfect mix of rural living and functionality. Located on a quiet dead-end road, the land is fully fenced and well-suited for ranching cattle or horses, with two dugouts providing water and ample pasture. Additional features include underground power, a garden, established fruit trees, a custom insulated chicken coop with power and a secure pen, a second set of services for an RV or future second home, and a lean-to dry storage area attached to the east side of the house. The 1,200 sq. ft. two-story shouse-style home combines comfortable living with practical space. The ground level includes partially finished living space along with a shop and storage area, while the upper level boasts a bright kitchen with an island, dining area, spacious living room with a wood stove, two bedrooms, a full bathroom, and laundry. Patio door off the kitchen lead to a large raised deck with beautiful views of the surrounding countryside. The property also generates additional income with \$1,750 annually from a riser and \$3,000 yearly from pasture rental. With the potential to subdivide the house and yardsite, this acreage is ideal for ranchers, hunters, outdoor enthusiasts, or anyone seeking privacy and country charm with income opportunities.

Built in 2012

Essential Information



MLS® #	A2253916
Price	\$499,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	147.99
Year Built	2012
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	69239 Rge Rd 90
Subdivision	NONE
City	Grovedale
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H1X0

Interior

Appliances	See Remarks
Heating	In Floor, Electric, Wood Stove
Basement	None

Exterior

Roof	Metal
Foundation	Slab

Additional Information

Date Listed	September 2nd, 2025
Days on Market	17
Zoning	AG

Listing Details

Listing Office	All Peace Realty Ltd.
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