

# \$378,000 - 4a, 6302 Twp Rd 700, Grovedale

MLS® #A2226263

**\$378,000**

3 Bedroom, 2.00 Bathroom, 1,125 sqft  
Residential on 2.25 Acres

NONE, Grovedale, Alberta

While it may feel like this acreage is a million miles from the city, this private oasis is just 15–17 minutes south of Grande Prairie—accessible via one of the most recently upgraded highways in the region. Highway 40, south of GP, is now fully paved and leads to numerous economic opportunities, including the Greenview Industrial Gateway and the proposed Wonder Valley. Significant investment has gone into widening and paving this route.

The property is located 6 km west of the Highway 40 traffic circle near Norbord. The pavement to the property was completed in 2019. These improvements extend beyond the highway to this treed and secluded 2.25-acre parcel.

The home itself has seen numerous upgrades: new siding with a moisture barrier and new eavestroughs (2019), freshly painted walls and deck, a new hot water tank (2023), and a new \$1,800 septic pump (2021). These are in addition to the regular upkeep you™d expect from a home that™s been well cared for by its owners.

Whether you're looking to entertain friends in the fresh air and expansive outdoor space, or simply unwind in nature™s serenity—surrounded by birdsong and peaceful greenery—this property offers it all. As land and homes become increasingly scarce in Grande Prairie—especially south of town—this is a rare opportunity for one more buyer. Bonus: when the road was paved,



water and sewer lines were brought close to the property line. While some may see this as a future benefit, the current owners enjoy the well and the freedom of no water bills.

Built in 2006

### **Essential Information**

MLS® #	A2226263
Price	\$378,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,125
Acres	2.25
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### **Community Information**

Address	4a, 6302 Twp Rd 700
Subdivision	NONE
City	Grovedale
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1X0

### **Amenities**

Parking Spaces	10
Parking	RV Access/Parking

### **Interior**

Interior Features	Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

**Exterior**

Exterior Features	Dog Run
Lot Description	Front Yard, Landscaped, Rectangular Lot, Gazebo, Many Trees
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Wood

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	13
Zoning	CR-2

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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