

# **\$863,000 - 69454 Range Road 70, Rural Greenview No. 16, M.D. of**

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MLS® #A2195719

**\$863,000**

5 Bedroom, 5.00 Bathroom, 2,005 sqft  
Residential on 9.98 Acres

NONE, Rural Greenview No. 16, M.D. of,  
Alberta

Welcome to this stunning, custom-built HOMEDGE HOME, nestled on 9.98 pristine acres, just minutes south of Grovedale on a quiet dead-end road offering the perfect blend of luxury, privacy, and functionality. This exceptional acreage is zoned CR-1, allowing for endless possibilities including hobby farming, home-based business, or simply enjoying the peace and tranquility of rural living, all while being conveniently close to town.

From the moment you arrive, you will be captivated by the timeless stone exterior, panoramic sunrise and sunset views, and beautifully maintained grounds, complete with fencing, two storage sheds, a seacan for extra storage, and a firepit area- ideal for entertaining family and friends under the stars. Step inside to experience over 3,600 square feet of impeccably designed living space, offering both comfort and luxury. With five spacious bedrooms, three full bathrooms, and two half baths, with the flexibility of converting the gym and playroom into two additional bedrooms (a potential 6th and 7th) should you desire.

The heart of the home is undoubtedly the chef's kitchen, showcasing high-end granite countertops, an abundance of cabinetry, a massive center island, dual built-in



ovens and a walk-in pantry that will meet all your storage needs. Whether you're hosting an intimate dinner or large gatherings this was designed to impress and function.

The main floor is an entertainer's dream, offering an expansive open-concept layout, flooded with natural light , and finished with luxury touches throughout flooded with natural light. High-end finishes throughout. The primary suite is a private retreat, featuring a spa-like 5-piece ensuite with a soaker tub, tiled shower, double vanity, and a custom walk-in closet with built-ins to keep everything organized and beautifully displayed. Two additional generous bedrooms and a full bath are located on the main floor, along with a large laundry room featuring upper and lower cabinets, a sink, and excellent workspace. Thoughtfully designed for comfort and lifestyle, this home features central A/C, wired for sound and HDMI wiring throughout, and a triple heated garage with direct access to the mudroom and half bath- perfect for acreage living, Tucked in the corner of the utility room is a vented cold storage room perfect for canning needs. This home also benefits from a drilled well and septic tank and field services, offering convenience and reliability for your rural lifestyle. The fully developed basement is equally impressive, boasting a spacious rec room and bar area, large exercise room, playroom and a dedicated gun room with 4 concrete walls and a steel door for security. Step outside onto the west facing deck and take in the tranquil views of the countryside. Perfect for enjoying the sunset. If you've been searching for the perfect acreage this is the one!

Built in 2012

## **Essential Information**

MLS® #

A2195719

Price	\$863,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,005
Acres	9.98
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	69454 Range Road 70
Subdivision	NONE
City	Rural Greenview No. 16, M.D. of
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1X0

### Amenities

Parking Spaces	10
Parking	RV Access/Parking, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Sump Pump(s), Wired for Data
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Private Yard
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Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	35
Zoning	CR-1

### **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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