

**242051 HWY 2**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2138029**



**\$1,100,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,932 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	135.60 Acres		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Hardwood, Linoleum

**Sewer:** Mound Septic

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial, Unfinished

**LLD:** 33-82-24-W5

**Exterior:** Other

**Zoning:** AG COMMERCIAL

**Foundation:** Perimeter Wall

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

135+ acres located just outside of Grimshaw on HWY 2! Great acreage setup for cows/animal operation! There is also a nice shop with a small section of the land being zoned for commercial use to allow your business to be run off the property. The property is fenced and cross fenced. There are numerous outbuildings included as well! Great property with highway frontage. The house is in great shape. The main level features a nice entry, very roomy living, kitchen and dining areas, plus a small and another large den. The large den could easily be used as another bedroom! Upstairs there are 3 bedrooms and a full bathroom. Plus a larger den that could be converted back to a bedroom. These established properties are very hard to find! Take a look today.