

**221051 TWP RD 834**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2160061**



**\$329,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                  |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | 4 Level Split, Acreage with Residence |               |                   |
| <b>Size:</b>     | 1,166 sq.ft.                          | <b>Age:</b>   | 1977 (47 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Gravel Driveway, Parking Pad          |               |                   |
| <b>Lot Size:</b> | 10.01 Acres                           |               |                   |
| <b>Lot Feat:</b> | Lawn, Garden, Treed                   |               |                   |

|                    |                                     |                   |   |
|--------------------|-------------------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas, Wood Stove | <b>Water:</b>     | Co-operative  |
| <b>Floors:</b>     | Carpet, Linoleum, Wood              | <b>Sewer:</b>     | Pump, Septic Tank                                   |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial, Partially Finished         | <b>LLD:</b>       | 23-83-22-W5   |
| <b>Exterior:</b>   | Log                                 | <b>Zoning:</b>    | CR  |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Water |
| <b>Features:</b>   | Vaulted Ceiling(s)                  |                   |   |

**Inclusions:** piano, hot tub and portable dishwasher (as is where is - unsure of condition), John Deere 140 ride on mower, Honda snow blower and roto tiller negotiable. Some furnishings are negotiable - buyer to specify with offer.

Never before for sale! This acreage is located very close to town but still offers all the privacy of a more remote location. This acreage features a custom designed log home with a detached art studio and several additional outbuildings (large lean to, large shed which currently has a man door but could have a garage door added, smoke house, etc.). The interior of the home offers a unique layout with an open kitchen, dining and living room complete with a wood stove on the main level. The upper level consists of a second living room with a bedroom. On the lower level there is a 4 piece bathroom with the primary bedroom and laundry with direct access to the outdoors. The lower level has an additional bedroom with 1/2 bath room ensuite and additional storage and cold room. The basement level also has access directly to the exterior. This acreage needs to be seen to be truly appreciated! Schedule a showing of this unique property today!