

244015 highway 2
Rural Peace No. 135, M.D. of, Alberta

MLS # A2160669



\$270,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,923 sq.ft.	Age:	1946 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	14.39 Acres		
Lot Feat:	Dog Run Fenced In		

Heating:	Central	Water:	Well
Floors:	See Remarks	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	32-82-24-W5
Exterior:	See Remarks	Zoning:	AG
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this exceptional 14-acre property, perfect for business or hobby farm enthusiasts. This property, previously used as a kennel, offers endless possibilities for those looking to continue this business or explore other ventures. The main floor of the house includes two bedrooms and 1 bathroom, while the upstairs boasts an additional living space with a bedroom and bathroom. This home features a spacious living room, perfect for entertaining or relaxing, and a separate kitchen that leads to the large boot room in the back featuring a cozy pellet stove, creating a warm and inviting space for all seasons. The property also includes a variety of outbuildings, ideal for storage, workshops, or potential kennel facilities. There are two Quonsets both measuring 40ft x 30ft, the first is designed as a barn in the interior. The second Quonset has a workshop on one half and cold storage on the other with a large greenhouse attached to the back. Fully fenced with cross-fencing, this acreage provides security and privacy for all your needs. Whether you're looking to continue the kennel business, start a new venture, or create your dream hobby farm, this property offers the space and infrastructure to make it a reality. Don't miss out on this unique opportunity - contact us today to schedule a viewing and explore the potential this property has to offer!