

242023 2 Highway
Rural Peace No. 135, M.D. of, Alberta

MLS # A2200800



\$365,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,177 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Single Garage Attached		
Lot Size:	10.60 Acres		
Lot Feat:	Garden, Landscaped, Lawn, Level, Private		

Heating: Forced Air

Water: Co-operative

Floors: Carpet, Linoleum

Sewer: Pump, Septic System

Roof: Metal

Condo Fee: -

Basement: Partial, Unfinished

LLD: -

Exterior: Aluminum Siding

Zoning: AG

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Double Vanity, Kitchen Island, Sauna

Inclusions: NA

Welcome to this spacious 10.60 acre property located just south of Grimshaw. Part of the house was built in 1958, while the other part, along with a second basement, was added in 1978. The home boasts four oversized bedrooms, a large living room with a wood-burning fireplace, and a kitchen with ample cupboard space. The kitchen has a built-in oven as well as a stove top on the island, and dishwasher hookups. There are a total of three bathrooms, one of which includes double sinks and a sauna. The attached single car garage is heated and provides convenient access to the home. Outside, you'll find a large garden area to the east and several outbuildings to the south. These include a 24x30 heated 2-car garage with 220 power, a 52x63 Quonset with a concrete floor, and a well-maintained 30x30 barn with power. If that's not enough there is also 35x60 shop with 220 power, concrete floors and a bathroom. Recent updates to the home include a brand new tin roof (2024) and updated hot water tanks. With some personal touches, this property has the potential to become your rural paradise. Don't miss out on this opportunity to make this home and acreage your own.