



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

831034 Range Road 232  
Rural Peace No. 135, M.D. of, Alberta

MLS # A2226096



**\$495,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,617 sq.ft.	Age:	1963 (62 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	3.71 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Private, Subdivided		

Heating:	Central, Forced Air	Water:	Co-operative
Floors:	Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	10-83-23-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-

**Features:** Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Primary Downstairs, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** N/A

Look at this gorgeous mid-century home that has just come onto the market. This home is currently being lovingly renovated and restored, offering a unique opportunity for those with an appreciation for historical charm and country-style living. Nestled on 3.7 acres just 4 km north of Grimshaw, approximately 80% of the restoration work on this home has already been completed. As you step inside through the generous entry, you'll immediately notice the inviting living room with its beautifully spaced windows, romantic archways, and grand staircase. The main floor boasts a stunning primary bedroom and ensuite, complete with corner windows designed to perfectly frame the surrounding landscape. The country kitchen is functional and warmly welcoming, allowing the true character of the house to shine. Adjacent to the kitchen, a thoughtfully designed back entry provides access to the laundry room, an oversized 4-piece bathroom, ample storage, and access to the mudroom and attached garage. A special feature of this home is the abundance of expansive windows in every room, which flood the interior with natural light and create a seamless connection with the outdoors. Beyond its simple yet elegant style, the house offers a generous layout with 6 bedrooms and 3 bathrooms. Upstairs, a grand landing area leads to a bright and sunny flex room surrounded by windows. You'll also find a charming family room on this level, featuring sloped ceilings that perfectly compliment the home's mid-century appeal. A completely new basement has been expertly added, demonstrating careful planning and professional help. Crucially, all the essential fundamentals of this home have been addressed with new windows, shingles, siding, furnace, electrical, plumbing, spray foam insulation, kitchen, 2 bathrooms, 6 bedrooms and the back entry (excluding trim work).

Remaining work needs to be completed, e.g. window trim and baseboards throughout, flooring in the primary bedroom, upstairs bathroom. This could be your unique opportunity to own a truly beautiful country home.