



GRASSROOTS
REALTY GROUP

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240069 Township Road 834
Rural Peace No. 135, M.D. of, Alberta

MLS # A2229515



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,002 sq.ft.	Age:	1937 (88 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	6.10 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, Native		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, See Remarks, Storage		

Inclusions: N/A

Charming Character Home with Timeless Appeal and Modern Comforts! Step into a piece of Peace Country history with this beautifully preserved classic home, originally built in the 1930s as one of the finest in the area. This 2,002 square foot residence is rich in original architectural details including warm wood floors, solid wood trim, and classic doors that reflect the craftsmanship of its era. Offering five spacious bedrooms, this home provides all the room your family needs. The large kitchen is perfect for creating memorable meals, and the formal dining room is ideal for gatherings and celebrations. You'll appreciate the convenience of main floor laundry and the inviting, light-filled sunroom that offers a cozy space to relax with your morning coffee. Upstairs, you'll discover a luxurious primary suite featuring the bathroom of your dreams—complete with a soaker tub, rain shower, and a generous walk-in closet. The upper level also includes a bonus loft space, perfect as a quiet retreat, a creative studio, or an additional bedroom. The fully finished basement offers plenty of additional living space to suit your needs. This well-loved home has seen several important updates over the years, including new shingles and a new hot water tank, ensuring peace of mind for years to come. Outside, the park-like yard is simply stunning. Enjoy private outdoor spaces, mature gardens, a row of Saskatoon bushes along the east side of the property, cherry bushes, and apple trees that offer beauty and bounty throughout the seasons. The property also features a three-car garage and a barn for cold storage, perfect for hobbies, equipment, or additional storage needs. If you've been waiting for a charming country character home that blends timeless elegance with modern upgrades, this is the one you've been looking for. Call today to book your private viewing!

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