



GRASSROOTS
REALTY GROUP

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231061 Hwy 2
Rural Peace No. 135, M.D. of, Alberta

MLS # A2237534



\$398,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Modular Home | | |
| Size: | 1,704 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Asphalt, Gravel Driveway, Parking Pad | | |
| Lot Size: | 10.01 Acres | | |
| Lot Feat: | Front Yard, Garden, Landscaped, Paved, Private | | |

| | |
|-------------|---|
| Heating: | Central, High Efficiency, Forced Air, Natural Gas, Wood, Wood Stove |
| Floors: | Carpet, Linoleum |
| Roof: | Asphalt |
| Basement: | Full, Partially Finished |
| Exterior: | Vinyl Siding |
| Foundation: | Poured Concrete, Wood |
| Features: | Breakfast Bar, Ceiling Fan(s), Storage, Sump Pump(s), Vinyl Windows |

| | |
|------------|---------------|
| Water: | Dugout, Well |
| Sewer: | Holding Tank |
| Condo Fee: | - |
| LLD: | 26-83-23-W5 |
| Zoning: | Joint Plan Ag |
| Utilities: | - |

Inclusions: N/A

This acreage features an impressive 96x48 shop, totaling 4608 sq ft, with two 16 ft doors, giving you ample space. Ideal for a semi or other big equipment storage or maintenance. It is equipped with 125 amp electrical service and 220V for welders, a packed gravel base floor and a mezzanine for additional storage. Additionally, there's a detached 500 sq ft woodworking shop with a full basement. This bright, clean space is set up for dust collection systems and fans. Its basement houses a gas furnace, air compressor, water softening system for the house, and the main water source for the house which is a dug cased well (85" depth/21 GPM). The house has undergone significant upgrades in the last seven years, including new windows, a high-efficiency furnace with air conditioning, a hot water tank, shingles and 2" of styrofoam insulation under the new vinyl siding. With the major costly renovations complete, you can now easily upgrade and personalize the interior to your taste. Conveniently located between Peace River and Grimshaw, this property offers easy highway access in both directions. Don't miss out on this opportunity.