



GRASSROOTS
REALTY GROUP

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225078 TWP 834A
Rural Peace No. 135, M.D. of, Alberta

MLS # A2240234



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,941 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Oversized, Triple Garage Detached		
Lot Size:	2.87 Acres		
Lot Feat:	Many Trees, No Neighbours Behind, Private		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas, Wood Stove	Water:	Co-operative
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Joint plan agricultural
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: outside playset, wood storage shelter, shed lean to

Escape to privacy, space and comfort in this beautifully upgraded bi-level home ideally located between Grimshaw and Peace River. Surrounded by a spruce treed forest with a small seasonal creek in the back, this move in ready home is perfect for families who want room to grow and unwind. Inside you have 5 bedrooms and 3 full bathrooms including a 5 piece ensuite. A stunning new kitchen with quartz countertops and large island. Other recent updates include lots of new flooring on the main level and a new boiler for the in floor heat. This bi-level home was built with an ICF basement that sits higher out of the ground which gives the home loads of light in the basement through the numerous large windows. Outside you will see the siding that was upgraded in recent years on both the house and 36x40 heated garage/shop which is every handy mans dream with in floor heating and roughed in plumbing for a bathroom already in place. Beside the garage is a shed/ lean to which is a great place to store equipment etc. out of the elements. Water is supplied through a water co op so no fussing with a well or having to haul water. This is a rare find with plenty of room to stretch out so call for your appointment to view.