



**GRASSROOTS**  
REALTY GROUP

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**823022 Range Road 262**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2244301**



**\$345,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	9.51 Acres		
<b>Lot Feat:</b>	Farm, Landscaped, Lawn, Level, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	22-82-26-W5
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Located just 2 km north of the paved highway and west of Brownvale is this newly subdivided 9.5-acre property, offering the peace and privacy of country living with easy access to nearby amenities. The 1,170 sq. ft. home was originally built in 1971 and offers comfortable, functional space. Inside, you'll find a spacious mudroom that leads into a convenient three-piece bathroom with laundry. The eat-in kitchen is a generous size and flows into the cozy living room. There are two bedrooms on the main floor, along with a full five-piece bathroom. The partially finished basement provides potential for additional living space &mdash; think family room, extra bedrooms, or a home office. Outside, you'll find a 40' x 50' insulated shop with large overhead doors &mdash; ideal for truckers, equipment storage, or workshop needs. Water is provided by a well, and the land offers plenty of space if you want to keep some animals or grow your hobby farm dreams. Don't miss your chance to enjoy rural life with room to grow. Call or text today to schedule your private viewing!