



**GRASSROOTS**  
REALTY GROUP

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**835034 Range Road 234**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2244715**



**\$479,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,156 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	6.57 Acres		
<b>Lot Feat:</b>	Few Trees, Front Yard, Lawn, Private		

<b>Heating:</b>	In Floor	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	32-83-23-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Looking for a acreage close to town in a newly renovated turn key acreage? Look no further this 2 story home is 2165 square feet and sits on 6.57 acres. You may have seen this home before but never like this! This home just went through a huge list of renovation making this a gorgeous property. Coming up the walkway into your beautiful home you will notice all new beautiful flooring and paint throughout the home, massive vaulted ceilings newly redone fireplace feature in the spacious Livingroom. Through the living room you have a huge separate dining room with more than enough room for the biggest table you can get, as well as all new lighting features throughout! The dining room flows seamlessly right into the large kitchen with tons of space for the chefs needs. Also on your main floor you have a beautiful 3 piece bathroom and a office! Just down from the office you will find a door leading outside to your massive covered patio. Headed upstairs just like downstairs all new flooring and paint throughout as well as a new larger 4 piece bathroom, Huge primary bedroom and ensuite, 2 more additional big bedrooms and upstairs laundry! There is a back door at the end of the hall leading out to a top deck as well overlooking your large yard. Downstairs in the garage you may remember more living space which has been converted back into your heated garage! Outside there is a additional driveway leading to a massive parking area for large semi parking or room for a large shop to be built. With so much more upgrades and renovations that were done what more could you want on a beautiful acreage that is move in ready! Call today don't miss out on this beauty !