



GRASSROOTS
REALTY GROUP

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17, Rocky Ridge Estates
Rural Peace No. 135, M.D. of, Alberta

MLS # A2249192



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,060 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	7.51 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind, Private, S		

Heating:	In Floor	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	35-83-23-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-

Features: Bidet, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Sauna, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

This beautiful, picture book home is situated on 7.5 treed acres in Rocky Ridge Estates, conveniently located between Grimshaw and Peace River. It boasts typical Cape Cod character with its sloping ceilings and dormer windows. A gorgeous three-season sunken sunroom, with hot-tub included, opens onto a lovely, sunny deck. This sunny area will no doubt be an integral part of your lifestyle. The spacious main entry blends into a flex room with fireplace. This simple symmetrical floor plan offers just-the-right-sized kitchen, leading to the main floor laundry, 2 pc bath and entry door to the garage in the back entry. The property offers exceptional privacy and tranquility, beautifully bordered by natural trees. The 28x32 heated shop includes an attached 32x32 lean-to for storage. Included is a greenhouse that has heat running through for an early start to your seedlings. Shingles were replaced in 2024. The In-floor heating system, a luxurious addition to any home, runs throughout the entire house, including the upper and lower floors, the walk-out basement, double attached garage, and the shop. In addition, there is a pellet stove in the basement. This home is about living a relaxing and healthy lifestyle, which includes a sauna, hot-tub, garden space and greenhouse. Built in 2004, this aesthetically pleasing home is ready for your enjoyment and waiting for your personal touches. This home is well built, well planned and offers everything you could desire in a prime location, and more. Your search for the perfect acreage may end here!