



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

832013 Range Road 230
Rural Peace No. 135, M.D. of, Alberta

MLS # A2250125



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,181 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	8.43 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge in the garage, existing window coverings, woodstove, all outbuildings, rolling gantry in the garage, TV wall mount

Peaceful Acreage Retreat & Private, Treed, and Just Minutes from Town! Discover 8.43 acres of tranquility tucked away on a no-thru road, bordered by a serene ravine and surrounded by mature trees. This property offers the rare combination of total privacy and easy access, located only a short drive to both Peace River and Grimshaw. The rolling green and beautifully landscaped yard invites you in with deck and patio spaces, creating the perfect setting to enjoy the outdoors. Step inside to a warm and welcoming home where natural light fills the main floor. Original hardwood floors add timeless character, and the functional layout includes three bedrooms, a bright living space, a 4-piece main bath, and a convenient 2-piece ensuite. The kitchen is very spacious giving you a great workspace for meal preparation. The freshly renovated walkout basement expands the living space and features a 3-piece bathroom, along with a large unfinished room that could easily become a fourth bedroom, craft room, or home office—tailored to your needs. For those who need space to work or store, the impressive 31' x 39' heated shop/garage is sure to please. With in-floor heat, two overhead doors, abundant shelving, and counter space, it's an ideal setup for projects, parking, or extra storage. Both the home and shop feature durable metal roofing for long-lasting, low-maintenance living. Practicality is built in with the reliable co-op water system and peace of mind is provided with an updated septic system. If you've been searching for a private, peaceful acreage that combines comfortable family living with a well-equipped shop, this property is ready to welcome you home.