



GRASSROOTS
REALTY GROUP

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832068 Range Road 233
Rural Peace No. 135, M.D. of, Alberta

MLS # A2259012



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,585 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	3.07 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No N		

Heating:	Boiler, Natural Gas	Water:	Co-operative
Floors:	Hardwood, Linoleum, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	JPAG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Pellet stove, hot tub, 1 shed, TV and book shelf, window coverings		

The Perfect Acreage Close to Town! If you've been looking for an acreage just minutes from Grimshaw, this one could be the perfect fit. Set on 3.07 acres, it offers the best of both worlds—peaceful country living with the convenience of town close by. At the heart of the property is a beautifully hand-crafted 2,585 sq. ft. two-storey home full of character and thoughtful details. As you step inside, the impressive spiral staircase and maple hardwood floors set the tone for a warm and welcoming space. Upstairs you'll find four bedrooms all together on the same level, an ideal layout for families. The spacious primary suite has his-and-hers closets and its own ensuite with a tiled walk-in shower. A second full bathroom with a soaker tub is also upstairs, while a handy two-piece powder room is located on the main floor for guests. The main level is bright and inviting, with an open-concept kitchen that has a large walk-in pantry, practical island, and plenty of storage. The kitchen flows into the dining area, where a cozy pellet stove adds warmth and patio doors lead you out to the wrap-around deck. The living room is roomy and comfortable, featuring custom built-in bookshelves and a TV stand. For those who work from home or need a quiet spot, there's a private office with built-in shelves and a desk. A convenient laundry room rounds out the main floor. Outside, you'll appreciate the attached single-car garage, the covered wrap-around deck, and the hot tub tucked into the privacy of the backyard. This acreage is also well set up for anyone who needs extra space for projects or business. The massive 58' x 28' heated shop is a standout, complete with a mezzanine that has full living quarters including two bedrooms, a bathroom, and a kitchen area. The shop also features a full-length addition with overhead doors on each end

for easy access. Two large storage sheds—one enclosed and one an open lean-to—add even more room for tools, equipment, or supplies. The yard has been nicely landscaped with a garden, manicured lawn, and plenty of mature trees, making it a beautiful and private place to call home. With so much to offer and a location that can’t be beat, this acreage is ready to welcome its next family.