



**GRASSROOTS**  
REALTY GROUP

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**821019 Range Road 245**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2260528**



**\$99,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	6.20 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This 6.2 acre acreage is just miles from south of Berwyn with multiple outbuildings, 2 garage's, barns and so much more! Inside you have a 1560 square foot 2 story home with a large kitchen, living room, 1 large bedroom, main floor laundry and a 4 piece bathroom. Upstairs you have 3 more bedrooms! If you wanted privacy you are surrounded by fields and silence to enjoy your property! Call today to view!