



GRASSROOTS
REALTY GROUP

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241023 HWY 2
Rural Peace No. 135, M.D. of, Alberta

MLS # A2271421



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,301 sq.ft.	Age:	1934 (91 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	9.66 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, NA		

Heating: Forced Air, Natural Gas, Wood, Wood Stove

Water: Co-operative, Dugout, Well

Floors: Cork, Hardwood, Laminate

Sewer: Pump, Septic Tank

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: 35-82-5-W5

Exterior: Asphalt

Zoning: RES

Foundation: Block

Utilities: -

Features: See Remarks

Inclusions: 1 freezer in garage, wood stove, 2 work benches in shop, various sheds and outbuildings, washer/dryer in shop

This one truly has it all! Located right on Highway 2 and just minutes west of Grimshaw, this 9.66-acre oasis offers the perfect blend of comfort, space, and opportunity. With features too numerous to list, this may be the acreage you've been waiting for. The home, while older, has been meticulously maintained over the years, with upgrades including windows, flooring, paint, deck improvements, and a newer furnace. This charming 1½-storey home offers three inviting bedrooms upstairs, while the main floor hosts the primary bedroom, full bathroom, living room, kitchen, and a combined entry/laundry area. The kitchen is a homemaker's dream with lower countertops for easier access and high-quality appliances (only 3 years old). A cozy wood stove adds warmth and character. The property is serviced by the water co-op and also features a large dugout, ideal for watering your extensive gardens and trees. A spacious wrap-around, covered deck on two sides of the home provides the perfect place to enjoy your morning coffee while taking in the beautifully landscaped yard brimming with gardens, mature trees, and vibrant flowers. And that's just the beginning. Outbuildings include a large, heated garage (28' x 36' with 8' doors) with in floor and forced air heat, and an impressive 50' x 60' heated shop with forced-air heat and in floor heat, 14'6" doors, a four-piece bathroom, and its own washer/dryer. Additional structures include a chicken coop, playhouse, large barn (34x30), woodsheds, and storage shed(43x22)—everything you need for hobbies, projects, or for the working family. With generous space for a vegetable garden, fruit trees, flowering shrubs, and endless room to roam, this property is a rare find. This property also has a 16-kW backup generator that can be turned on manually or automatically in the event of a power

outage and will run the house, garage and shop so you never have to worry about power outages. On the market for the first time, and sure to attract attention, this acreage will not last long. Call your realtor today to book your private viewing while it's still available!