



**GRASSROOTS**  
REALTY GROUP

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**834077 Range Road 233**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2271751**



**\$420,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	1944 (82 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	32.37 Acres		
<b>Lot Feat:</b>	Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Tr		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Block, Perimeter Wall, Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** Other out buildings

Charming 32-Acre Acreage Between Grimshaw and Peace River. This well-maintained three-bedroom, one-bath home offers the convenience of single-level living on a beautifully developed acreage. The original home, built in 1944, has seen thoughtful additions over the years and now provides approximately 1,555 sq. ft. of living space. Recent upgrades add comfort and peace of mind, including: • New roofing shingles (2025) • Updated bathroom (approx. 3 years old) • Upgraded kitchen (approx. 7 years old) • High-efficiency furnace (approx. 4 years old) The property is ideal for those seeking space, hobby farming, or horses. It includes a detached double garage, a 22' x 40' heated shop, plus several additional sheds and outbuildings for storage or workspace. The land is fenced and has previously been used for horses. Text or call to arrange a viewing.