



GRASSROOTS
REALTY GROUP

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235044 821A Township
Rural Peace No. 135, M.D. of, Alberta

MLS # A2273367



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,752 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Gravel Driveway, Guest, Heated Garage		
Lot Size:	108.00 Acres		
Lot Feat:	Back Yard, Brush, Cleared, Farm, Fruit Trees/Shrub(s), Landscaped, Lawn, M		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-82-23-W5
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	IR
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Beamed Ceilings, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Storage, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	NONE		

Discover 108 acres of peaceful country living, featuring a 10-acre Saskatoon berry orchard and expansive garden space. This 4,752 sq. ft. hillside home blends beautifully into the landscape and offers five bedrooms, including a spacious primary suite with a three piece ensuite and walk-in closet. An extra large upstairs family room provides the perfect gathering place for family and friends. Located just 1 km west of the Shaftesbury Ferry, this property offers an easy commute to both Grimshaw and Peace River while still delivery the privacy and tranquility of rural living.