



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

**MLS # A2273367**

**\$699,000**



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

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