



**232057 TWP RD 684**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2120356**



**\$549,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,664 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	24.64 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Garden, Landscaped, Many Trees, Tre		

<b>Heating:</b>	Baseboard, Boiler, Fireplace(s)	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	12-82-23-W5
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** -

One of a kind property located on Brick's Hill with a spectacular vista of the Peace River banks. This majestic home is on 24.96 acres and totals over 4000 sq.ft with 3 bedrooms and 3 bathrooms. As you enter the home there is a beautiful wood spiral staircase leading to the upper and lower level. There is a sunken sitting room with hardwood floors & a gas fireplace to your left and right of it is an office with access to the front verandah that could be used as an additional bedroom. U-shaped kitchen with plenty of cabinets, island with built in cooktop and dining nook that leads to a large formal dining area. Upstairs features a very spacious bedroom with a large closet space, 2nd bedroom and updated bathroom. Large master bedroom with walk in closet featuring a built in makeup vanity. Master ensuite has been updated as well with a separate shower and jetted tub. Basement is partially developed - needing flooring, trim and bathroom. Oversized double car garage with high ceilings and has a separate door that leads to the basement. Other features includes over 10 chandeliers throughout the home, built-in intercom system, tons of storage, huge laundry room in basement, new hot water tank and newer septic tanks. Also including is a 32X40 shop, small barn with stables built in, horse shelter, wood shed and garden. Located 15-20mins from Peace River just off the Shaftesbury Trail. This is an amazing property that needs to be viewed to appreciate the value that this property has.