



260027 685 Highway
Rural Peace No. 135, M.D. of, Alberta

MLS # A2121960



\$555,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,460 sq.ft.	Age:	1992 (32 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	10.05 Acres		
Lot Feat:	Dog Run Fenced In, Farm, Garden, Landscaped, Pasture, Private, Wooded		

Heating:	Boiler, In Floor, Natural Gas, Radiant, Wood, Wood Stove	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-83-26-W5
Exterior:	Mixed	Zoning:	Ag
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: 3 gas tanks. One is 500 gal, One is 200 gal, One is split tank 250 gal/250 gal. SOLD AS IS

This lovely 10 acre home is just brimming with possibilities. Located west of Grimshaw just off of Hwy 685. Well developed, well maintained and set up for horses. This acreage offers two fully developed building sites. The main house is built solid and shows beautifully. You will appreciate the well planned layout, in-floor heat and lovely deck located off the kitchen. The lower level exudes a rustic warmth with a wood stove and wonderfully large windows. The second building site offers a 2 bedroom/1 bathroom 810 sq ft cottage; cute, cozy and private with a new gas furnace installed in 2023. This little cottage can open up so many possibilities; a rental source? B&B? grandma suite? guest suite? employee housing? This acreage is beautifully landscaped, featuring a cozy fire pit area and raised garden boxes. This acreage is completely fenced and cross fenced allowing for pasture, an outdoor arena, pens, shelter, a tack shed and automatic waterer. A money-saving feature on this acreage that cannot be denied, is the 9kw solar system which is tied to the grid. You may even receive money back on your power bills... whoever heard of that? Another huge added value on this 10 acres are the two shops. The 36x80 main shop has cement floors, power, gas and two 14 foot doors. This shop used to house bees and is partitioned with a heated 36x36 section. Next to it is a 36x48 pole shed with cement floors, a 12 foot door and a 12 ft lean-to for hay storage. This pole shed is a perfect place to winter your RV, other toys or yard equipment. The well is 16 year old and draws from the Grimshaw Aquifer. Sewer system was rebuilt in 2008. There is so much value and potential in this 10 acres. If this beautiful acreage sounds like it might be in the realms of your possibilities... make sure to put it on your "must see" list!