



GRASSROOTS
REALTY GROUP

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231061 Highway 2
Rural Peace No. 135, M.D. of, Alberta

MLS # A2132528



\$430,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,720 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Driveway, Gravel Driveway, Parking Pad		
Lot Size:	10.01 Acres		
Lot Feat:	Front Yard, Lawn, Landscaped, Private		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Dugout, Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	Joint Plan Ag
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: NA

Are you in the market for an acreage?? One with a 96 X 48 shop?? 1720 sq ft house?? a second 500 sq ft building on its own foundation that is currently a wood working shop??? then I think you need to make the appt to view this one!! Just over 10 acres located between Grimshaw and Peace River with a 4 bedroom 3 bathroom home and at over 1700 sq ft with a full basement that is partially finished you have an excess of space and room. Some upgrades include most of the windows to PVC, vinyl siding that had 2" of styrofoam added to increase the efficiency of the home, a large entry/office space, cold room, second office space in the lower level. The hot water tank, HE furnace, AC and gas fireplace in the living room were all completed roughly the same time and there are multiple water sources from the dugout to the dug well to the drilled cased well you have systems for all three connected on valved systems so you have a number of option for watering lawn or the massive garden area. There is also a 3 piece water containment system in the shop that has been used in the past to water the garden or you can pipe directly to the garden from the workshop. The 96 x 48 Shop has a gravel floor and has an electrical panel for power with 2 16 foot sliding doors. There are many other features here but you really need to walk through and take a look for your self - the sign is up!!! Call today!!