



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**821019 Range Road 245**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2136462**



**\$190,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence            |               |                   |
| <b>Size:</b>     | 1,550 sq.ft.   | <b>Age:</b>   | 1950 (74 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street   |               |                   |
| <b>Lot Size:</b> | 6.20 Acres   |               |                   |
| <b>Lot Feat:</b> | Front Yard, Lawn, Garden, Landscaped, Level, Pasture |               |                   |

|                    |                         |                   |               |
|--------------------|-------------------------|-------------------|---------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Public        |
| <b>Floors:</b>     | Hardwood, Linoleum      | <b>Sewer:</b>     | Septic System |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -             |
| <b>Basement:</b>   | Partial, Unfinished     | <b>LLD:</b>       | 8-82-24-W5    |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | A             |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Storage                 |                   |               |

**Inclusions:** N/A

When only acreage living will do, along comes this classic farmhouse just South of Berwyn on a beautiful private property! This charming character home has seen lots of updates including all new drywall & paint throughout, refurbished hardwood floors and a renovated bathroom and updated roof. There is still work to be done here but this home allows you to put your personal touches on things. The home also boasts plenty of room over the two developed levels including a total of 4 bedrooms. Outside you will find several outbuildings including 2 garages and two classic styled barns! Surrounded on 3 sides by fields, you will be able to kick back, relax and enjoy the wide open Alberta Prairies.