



GRASSROOTS
REALTY GROUP

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

242051 HWY 2
Rural Peace No. 135, M.D. of, Alberta

MLS # A2138029



\$1,100,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,932 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	135.60 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	33-82-24-W5
Exterior:	Other	Zoning:	AG COMMERCIAL
Foundation:	Perimeter Wall	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

135+ acres located just outside of Grimshaw on HWY 2! Great acreage setup for cows/animal operation! There is also a nice shop with a small section of the land being zoned for commercial use to allow your business to be run off the property. The property is fenced and cross fenced. There are numerous outbuildings included as well! Great property with highway frontage. The house is in great shape. The main level features a nice entry, very roomy living, kitchen and dining areas, plus a small and another large den. The large den could easily be used as another bedroom! Upstairs there are 3 bedrooms and a full bathroom. Plus a larger den that could be converted back to a bedroom. These established properties are very hard to find! Take a look today.