



**221051 TWP RD 834**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2160061**



**\$329,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Lawn, Garden, Treed		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	23-83-22-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Water
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** piano, hot tub and portable dishwasher (as is where is - unsure of condition), John Deere 140 ride on mower, Honda snow blower and rottotiller negotiable. Some furnishings are negotiable - buyer to specify with offer.

Never before for sale! This acreage is located very close to town but still offers all the privacy of a more remote location. This acreage features a custom designed log home with a detached art studio and several additional outbuildings (large lean to, large shed which currently has a man door but could have a garage door added, smoke house, etc.). The interior of the home offers a unique layout with an open kitchen, dining and living room complete with a wood stove on the main level. The upper level consists of a second living room with a bedroom. On the lower level there is a 4 piece bathroom with the primary bedroom and laundry with direct access to the outdoors. The lower level has an additional bedroom with 1/2 bath room ensuite and additional storage and cold room. The basement level also has access directly to the exterior. This acreage needs to be seen to be truly appreciated! Schedule a showing of this unique property today! Check out the 360 tour in the media section and floor plans in the photos section.