



**832068 Rge Rd 233**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2161455**



**\$649,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,010 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	3.07 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscap		

<b>Heating:</b>	Boiler, Combination, Natural Gas, Pellet Stove	<b>Water:</b>	Co-operative
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Private Sewer, Pump, Septic Field, Septic System, Se
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	Bar, Ceiling Fan(s), Crown Molding, Jetted Tub		

**Inclusions:** Pellet Stove, Hot tub, 1 Shed, TV, Book Shelf

Need an Acreage close to Town this one could be what your looking for! Only 1 mile east of Grimshaw Ab. This Acreage comes with a Beautiful hand crafted 3010 sq. ft. 2 Story Home & a Large Shop on 3.7 Acres! The Home has 4 bedrooms, 2 1/2 Baths with many features that include Hard wood Maple flooring, Open concept kitchen, Dining area with wood pellet stove, Living room with built in TV stand and book shelves, open beam ceilings, Kitchen offers large Island , Sun Shine ceiling, baby bay window, large counter space, built in oven and walk in pantry! There is a private office area with built in book shelves and desk and laundry room on main floor! Hard wood spiral stair case leading up stairs to Large Primary bedroom with large 4 piece ensuite, and walk in closet, as well as 3 other large bedrooms and 4 piece Bathroom! Also it has a large single car attached garage! The home has a wrap around covered deck with a hot tub in very private back yard! The Acreage also comes with a 58' x 28' Tin Clad Arch-rib heated shop, that has a mezzanine with full living quarters if needed that has 2 bedrooms and a full bath, it also has a full length addition with overhead doors on each end! 2 large storage sheds, one with doors and one open Lean-to! The yard is nicely landscaped with a garden, manicured lawn and lots of natural trees! Only 1 mile of pavement to Grimshaw Ab.