



GRASSROOTS
REALTY GROUP

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

MLS # A2161455



\$649,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,010 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	3.07 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

Heating:	Boiler, Combination, Natural Gas, Pellet Stove	Water:	Co-operative
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	Private Sewer, Pump, Septic Field, Septic System, Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Composite Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	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.