



**231045 Highway 684**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2166463**



**\$719,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.88 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Few Trees, Garden, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	18-82-23-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential Imp/Site
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Laundry tub, wood burning stove

A view like this makes the drive home worthwhile and peaceful tranquility sits right outside your door! Kick back and relax and enjoy the amazing views of the mighty Peace River and beautiful valley with this riverfront acreage. The deck off of the dining room is great for hosting friends and family or just spending quiet time with your favorite loved one and sharing the moments of the day. Or start your day off on the private deck off of the primary suite and drink your morning coffee while soaking in the warmth of the sun and fantastic vistas. All of this and you also have a 28x32 heated shop with attached lean-to. The perfect space to operate your business, have a work shop or great place to tinker on your toys. The home was built around the views and all of the open concept spaces of the kitchen, dining and living rooms allow you to take it all in. Down the short hall you will find 3 bedrooms and 2 bathrooms including the previously mentioned primary suite that has the private deck plus walk through closets and private ensuite with separate shower and soaker tub. The lower level offers up another bedroom and bathroom and cozy family room with woodstove plus more storage space than you could possibly use. It could easily be converted to another bedroom, craft room or any other type of living space you need. The double attached garage has high ceilings and plenty of room. This is the perfect place to store the wood for your wood stove! The rest of the 5.88 acres is beautifully landscaped and private and you are set back just far enough from the highway to be buffered from any traffic. The added bonus too is that you have pavement all the way to the house! Views like the ones offered by this remarkable and lovingly cared for home never get old! Book your private viewing today and spend some time soaking it all in and prepare to fall in love!