



**242023 2 Highway**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2200800**



**\$365,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,177 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Single Garage Attached		
<b>Lot Size:</b>	10.60 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Lawn, Level, Private		

**Heating:** Forced Air

**Water:** Co-operative

**Floors:** Carpet, Linoleum

**Sewer:** Pump, Septic System

**Roof:** Metal

**Condo Fee:** -

**Basement:** Partial, Unfinished

**LLD:** -

**Exterior:** Aluminum Siding

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Double Vanity, Kitchen Island, Sauna

**Inclusions:** NA

Welcome to this spacious 10.60 acre property located just south of Grimshaw. Part of the house was built in 1958, while the other part, along with a second basement, was added in 1978. The home boasts four oversized bedrooms, a large living room with a wood-burning fireplace, and a kitchen with ample cupboard space. The kitchen has a built-in oven as well as a stove top on the island, and dishwasher hookups. There are a total of three bathrooms, one of which includes double sinks and a sauna. The attached single car garage is heated and provides convenient access to the home. Outside, you'll find a large garden area to the east and several outbuildings to the south. These include a 24x30 heated 2-car garage with 220 power, a 52x63 Quonset with a concrete floor, and a well-maintained 30x30 barn with power. If that's not enough there is also 35x60 shop with 220 power, concrete floors and a bathroom. Recent updates to the home include a brand new tin roof (2024) and updated hot water tanks. With some personal touches, this property has the potential to become your rural paradise. Don't miss out on this opportunity to make this home and acreage your own.