



GRASSROOTS
REALTY GROUP

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235044 Twp 821A
Rural Peace No. 135, M.D. of, Alberta

MLS # A2211088



\$690,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,323 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	134.02 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaping		

Heating:	Central, In Floor, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-82-23-W5
Exterior:	Vinyl Siding	Zoning:	IR
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Connected
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Pantry, Primary Downstairs, Sauna, Storage, Vinyl Windows		

Inclusions: N/A

Here is a truly exceptional property: a 134-acre estate featuring a custom-designed home, perfectly suited for those seeking a quiet and private lifestyle. Located on one of the few river lots in the Peace Country, just 1 km west of the Shaftsbury Ferry, this location offers convenient access to both Peace River and Grimshaw. This home is uniquely designed to maximize its stunning surroundings with rolling hills and sweeping river views. Built into the hillside, the two-level house boasts solid construction, including 13.6 ft concrete walls on the main floor. The design emphasizes views and abundant natural light with separate living areas on each level. The main living area features a large, welcoming entry that flows into the country kitchen and dining space, open to a comfortable living room with expansive windows framing the landscape. This floor also includes a primary bedroom with a luxurious ensuite, complete with a new customized shower, an infrared sauna, and a huge custom-built dressing room. The upstairs offers two large bedrooms, a 3-piece bathroom, a small kitchen, and a storage room. A centrally located family room is the highlight of this level, featuring three patio doors that open onto a deck. Additional features include: *in-floor heating on the main floor, powered by a 3-year-old boiler *a high-BTU , fast-recovery 65 gallon hot water tank, also only 3 years old. *Potential for sub-dividing, making it an attractive option for investors. *A 10-acre orchard of domestic "Northern Saskatoon Berries", ideal for a U-pick operation, along with a large garden and cherry trees, all protected by deer-proof fencing. *A 35x24 garage/shop with impressive electrical setup, work benches, storage, and in-floor heating. If you're seeking a home that's far from ordinary, I encourage you to see first hand the many unique and enticing features this custom home offers.

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