



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

MLS # A2273367



\$699,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 4,752 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Gravel Driveway, Guest, Heated Garage | | |
| Lot Size: | 108.00 Acres | | |
| Lot Feat: | Back Yard, Brush, Cleared, Farm, Fruit Trees/Shrub(s), Landscaped, Lawn, M | | |

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|--------------------|--|-------------------|--|
| Heating: | Boiler, In Floor, Forced Air, Natural Gas | Water: | Well |
| Floors: | Laminate, Linoleum | Sewer: | Private Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 7-82-23-W5 |
| Exterior: | ICFs (Insulated Concrete Forms), Wood Frame | Zoning: | IR |
| Foundation: | ICF Block | Utilities: | Electricity Connected, Natural Gas Connected, Phone, M |
| Features: | Beamed Ceilings, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Storage, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | NONE | | |

Discover 108 acres of peaceful country living, featuring a 10-acre Saskatoon berry orchard and expansive garden space. This 4,752 sq. ft. hillside home blends beautifully into the landscape and offers five bedrooms, including a spacious primary suite with a three piece ensuite and walk-in closet. An extra large upstairs family room provides the perfect gathering place for family and friends. Located just 1 km west of the Shaftesbury Ferry, this property offers an easy commute to both Grimshaw and Peace River while still delivery the privacy and tranquility of rural living.