



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

835034 Range Road 234
Rural Peace No. 135, M.D. of, Alberta

MLS # A2289568



\$469,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 2,117 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 6.57 Acres | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pri | | |

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|--------------------|--|-------------------|---------------|
| Heating: | Boiler, In Floor, Natural Gas | Water: | Well |
| Floors: | Laminate, Vinyl | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space | LLD: | 32-83-23-W5 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | AG |
| Foundation: | Wood | Utilities: | - |
| Features: | High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows | | |

Inclusions: N/A

Modern Elegance Meets Acreage Living! Escape to your own private 6.57-acre sanctuary! This beautifully renovated 1.5-storey home offers the perfect blend of contemporary style and serene country living. Tucked away behind a screen of soaring evergreens, this property provides the ultimate in privacy while staying just minutes from the conveniences of Grimshaw and only a short drive further to Peace River. Step inside to a bright, airy main level where high vaulted ceilings create an immediate sense of grandeur and space. The cozy corner gas fireplace serves as the perfect anchor for the living room, making it the ideal spot to unwind after a long day. Flowing naturally from the living area is a large dining room designed to host the biggest family holiday dinners, which leads directly into the chef-inspired kitchen. With an abundance of storage and massive counter space, this kitchen is a dream for home cooks, and the nearby storage closet is just waiting to be converted into a fantastic walk-in pantry. This main level also features a handy home office for remote work, a convenient 3-piece bathroom, and access to a hidden covered patio area—a private sanctuary where outdoor living truly comes to life. The upper level is equally impressive and designed with a thoughtful layout. You will find two spacious bedrooms alongside the oversized primary suite, which boasts its own private 3-piece ensuite. For ultimate convenience, the laundry is located on this floor near the main 4-piece bathroom, saving you trips up and down the stairs. To top it all off, a door leads out to a full-length, west-facing deck where you can enjoy breathtaking sunsets over your vast property. The exterior offers even more possibilities for the adventurous or the hobbyist. In addition to the double attached garage, a second driveway leads to a large open area, providing the perfect foundation for

extra parking or the future shop of your dreams. With over six acres of beautifully treed land, there is plenty of room to roam, garden, and play. Where else can you find a renovated beauty with this much to offer? Look no further and book your private viewing today!