



831034 Range Road 232
Rural Peace No. 135, M.D. of, Alberta

MLS # A2302861



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,617 sq.ft.	Age:	1963 (63 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	3.71 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Private, Subdivided		

Heating:	Central, Forced Air	Water:	Co-operative
Floors:	Vinyl Plank	Sewer:	Holding Tank, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	10-83-23-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Primary Downstairs, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

Check out this gorgeous mid-century home just 4 km north of Grimshaw, set on 3.7 acres. Currently undergoing a thoughtful restoration, approximately 80% of the work has already been completed—offering a great opportunity to add your own finishing touches. Inside, you’re welcomed by a spacious entry leading to a bright living room with large windows, elegant archways, and a grand staircase. The main floor features a beautiful primary bedroom with ensuite and corner windows framing the landscape. The country-style kitchen is warm and functional, with a convenient back entry connecting to the laundry area, 4-piece bath, mudroom, and attached garage. With 6 bedrooms and 3 bathrooms, there’s plenty of space for family living. Upstairs offers a bright flex room and cozy family area with sloped ceilings that highlight the home’s character. Major updates have already been completed, including windows, shingles, siding, furnace, electrical, plumbing, full insulation, kitchen, and more. Remaining work includes trim, baseboards, and a few finishing details. A rare opportunity to own a character-filled country home with most of the heavy lifting already done.