



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

**MLS # A2302861**



**\$453,000**

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

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

**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.