



GRASSROOTS
REALTY GROUP

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240069 Township Road 834
Rural Peace No. 135, M.D. of, Alberta

MLS # A2328745



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,002 sq.ft.	Age:	1937 (89 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	6.10 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, Native		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, See Remarks, Storage		

Inclusions: N/A

A Rare Opportunity to Own a Piece of Peace Country History! Full of timeless charm, rich character, and thoughtful modern updates, this extraordinary home is one of those properties that simply cannot be replicated. Originally built in the 1930s as one of the area's finest residences, this stunning 2,002 sq. ft. home showcases the exceptional craftsmanship of a bygone era while offering all the comforts today's family desires. From the moment you step inside, you'll be captivated by the warmth of the original hardwood floors, solid wood trim, and beautifully preserved doors that tell the story of this remarkable home. With five spacious bedrooms and an abundance of living space, there's room for everyone to spread out and feel at home. The heart of the home is the spacious country kitchen, ready for everything from weeknight dinners to holiday feasts, while the formal dining room creates the perfect setting for entertaining family and friends. A bright sunroom provides a peaceful place to enjoy your morning coffee or unwind with a good book, and the convenience of main floor laundry makes everyday living effortless. Upstairs, escape to an incredible primary retreat designed for relaxation. Indulge in the spa-inspired ensuite featuring a deep soaker tub, luxurious rain shower, and an oversized walk-in closet. A versatile loft completes the upper level, offering endless possibilities as a reading nook, home office, creative studio, guest room, or additional bedroom. The fully finished basement adds even more flexible living space, whether you're looking for a family recreation room, games area, fitness space, or room for guests. Lovingly cared for over the years, this home also offers valuable updates including newer shingles and a new hot water tank, giving you added confidence as you settle into your new home. Outside is where this property truly shines. The breathtaking

park-like yard is a private oasis filled with mature trees, established gardens, vibrant Saskatoon bushes, cherry bushes, and apple trees that create beauty and enjoyment throughout every season. Whether you're hosting summer gatherings, tending the gardens, or simply soaking in the peaceful surroundings, this is outdoor living at its finest. Completing the property is a rare three-car garage along with a barn that provides excellent cold storage for equipment, hobbies, seasonal items, or recreational toys. Homes with this much history, character, space, and charm rarely become available. If you've been dreaming of owning a truly special country home where timeless elegance meets modern comfort, this is your opportunity. Schedule your private showing today and experience everything this exceptional property has to offer.