



GRASSROOTS
REALTY GROUP

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

MLS # A2335882



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,752 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	108.00 Acres		
Lot Feat:	Back Lane, Front Yard, Garden, Lawn, No Neighbours Behind, Private, Rolling		

Heating:	Boiler, In Floor, Forced Air	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-82-23-W5
Exterior:	Vinyl Siding	Zoning:	IR
Foundation:	ICF Block	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks		

Inclusions: N/A

Discover 108 acres of peaceful country living just 1 km west of the Shaftesbury Ferry and directly across the road from the beautiful Peace River. This impressive 4,752 sq. ft. hillside home is thoughtfully built into the landscape and offers 5 bedrooms and 3 bathrooms, providing plenty of room for a growing family. The spacious primary bedroom features a walk-in closet and 3-piece ensuite, while the extra-large upstairs family/games room is a great space for entertaining, relaxing, or spending time with family and friends. The home also features high ceilings, a kitchen island, pantry, two office spaces, main-floor laundry, in-floor and forced-air heating, and tankless hot water. Outside, the 108-acre property offers an incredible mix of open space, pasture, mature trees, landscaped yard, garden space, and a 10-acre Saskatoon berry orchard. A heated 34' x 24' attached double garage provides plenty of room for vehicles and storage, while the large driveway offers additional parking for guests. With a private well, private sewer system, natural gas, and electricity already in place, this property combines the space and privacy of acreage living with everyday convenience. Located within an easy commute of both Grimshaw and Peace River, this is a truly unique property with room to enjoy, grow, and make your own.