



780-832-0996
derek.estabrook@outlook.com

830004 Range Road 242
Rural Peace No. 135, M.D. of, Alberta

MLS # A2233019



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,454 sq.ft.	Age:	1941 (84 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	18.93 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Laminate, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This 1951 home sitting on almost 19 acres, is ready for a new family. Located just 6 minutes west of Grimshaw at the corner of HWY 2 and Range Road 242, this 1454 sq. ft. home still has a lot of life left. Renovations over the years include newer windows, a newer metal roof, and with some more TLC, this could make a nice home for some new owners. Inside, you will find a larger entry area that could be used as an office, an eat-in kitchen, a laundry room, a 4-piece bathroom, a master bedroom, a living room, and another small bedroom on the main level. Upstairs there are 2 more bedrooms. The unfinished basement has a furnace, hot water tank, and plenty of storage area. Outside are some outbuildings, a 20' x 24' garage, and a nicely treed yard and garden areas. There are approximately 15 acres that are currently being rented out on a yearly basis, and this year, it was planted in canola. Would you like to raise your own chickens, perhaps some cows, sheep, or horses? This could be a great place to start that hobby farm you've been dreaming about. Text or call for your appointment to view.