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823022 Range Road 262
Rural Peace No. 135, M.D. of, Alberta

MLS # A2244301



\$345,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,170 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	9.51 Acres		
Lot Feat:	Farm, Landscaped, Lawn, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	22-82-26-W5
Exterior:	Aluminum Siding , Wood Frame	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: N/A

Located just 2 km north of the paved highway and west of Brownvale is this newly subdivided 9.5-acre property, offering the peace and privacy of country living with easy access to nearby amenities. The 1,170 sq. ft. home was originally built in 1971 and offers comfortable, functional space. Inside, you'll find a spacious mudroom that leads into a convenient three-piece bathroom with laundry. The eat-in kitchen is a generous size and flows into the cozy living room. There are two bedrooms on the main floor, along with a full five-piece bathroom. The partially finished basement provides potential for additional living space — think family room, extra bedrooms, or a home office. Outside, you'll find a 40' x 50' insulated shop with large overhead doors — ideal for truckers, equipment storage, or workshop needs. Water is provided by a well, and the land offers plenty of space if you want to keep some animals or grow your hobby farm dreams. Don't miss your chance to enjoy rural life with room to grow. Call or text today to schedule your private viewing!