



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

835042 Range Road 233
Rural Peace No. 135, M.D. of, Alberta

MLS # A2306962



\$825,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,610 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	3.41 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped		

Heating:	Boiler, High Efficiency, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: NA

Welcome to your dream acreage, perfectly situated between Peace River and Grimshaw, offering the tranquility of country living with an easy commute. This stunning 2014-built, 1,610 sq. ft. home boasts 4 bedrooms and 3 full bathrooms, meticulously designed for comfort and style. Step inside and be captivated by the open-concept layout, featuring a large kitchen and dining area—the heart of the home, perfect for family gatherings and entertaining. The kitchen is a chef's delight, with beautiful maple cupboards and ample counter space. Overlooking the great room, the charming dormer windows fill the space with natural light, creating a bright and airy atmosphere and adding to the country feel is the large wood burning free standing stove. The master bedroom is a true sanctuary, featuring luxurious in-floor heating, large walk in closet and a full 4 piece bathroom for privacy and relaxation. Every detail has been considered, with extra insulation throughout the home, including approx R 80-100 insulation in the ceiling and additional insulation in the walls, ensuring energy efficiency and year-round coziness. The fully finished basement includes a majestic bedroom, another recreation/games room that encompasses the majority of the lower level. a 4 piece bathroom and a meticulously maintained mechanical room housing the HE furnace, hot water on demand, storage and the water equipment for the well. The property's outdoor features are just as impressive. A large deck with new railings and stairs offers the perfect spot to relax and take in the fantastic views. The large, recently built 32' x 28' shop is a standout feature, complete with two overhead doors, a 12-foot ceiling, and water supplied from its own dedicated well. The 13-foot ceiling garage is a hobbyist's dream, featuring radiant tube heating and extra concrete on the perimeter slab, An additional 16' x

32' out building with a concrete pad provides excellent cold storage for all your lawn and garden needs. With only half a mile of gravel road, access to this property is a breeze. Don't miss this opportunity to own a piece of paradise, combining modern amenities with pleasant walking trails and breathtaking scenery.