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234054A Highway 2  
Rural Peace No. 135, M.D. of, Alberta

MLS # A2311693



**\$495,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,410 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	11.93 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Many Trees, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Open Discharge, Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-83-23-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This beautiful home has never before been on the market! Located between Grimshaw and Peace River right by 3 mile corner. This 1410 sqft home sits on 11.93 acres of peace and quiet. Coming in the Bi-level home going upstairs to a larger living room with a woodburning fireplace for those cold winter days. A large kitchen with tons of space to cook and a formal dining room is perfect for entertaining. Also upstairs you have 2 bedrooms with a 4 piece bathroom and a large primary bedroom with 2 piece ensuite. Downstairs you have a massive living room/ games room, 1 additional bedroom, full bathroom and a large laundry room. Outside you have tons of space for the kids and a large Quonset with gravel floor. Don't miss out on this amazing property and call today to view.