



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

231061 Highway 684
Rural Peace No. 135, M.D. of, Alberta

MLS # A2331560



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,735 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	6.42 Acres		
Lot Feat:	Brush, Few Trees, Garden, Gazebo, Landscaped, Lawn, Private, Waterfront		

Heating:	Boiler, In Floor, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Co-operative
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-82-25-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

This amazing property has never before seen the market just 10 minutes from Peace River and Grimshaw! This gorgeous property overlooking the Peace River has everything you can ask for in a home. Nestled on 6.42 acres down the private driveway there is a immaculate home built in 1991 with an attached double car heated garage, a 30x50 shop as well as an additional 36x96 pole shed shop with gravel floor! Multiple other outbuildings, greenhouse and a massive fully fenced garden from the deer are also on the property. Walking inside your front door you have a spacious front entrance with French doors perfect for the kids. Walking through your French doors into your open concept living room, dinning room and kitchen the first thing that catches your eye is the large windows letting in tons of natural light and beyond amazing views! You have a spacious kitchen with oak cabinets and island perfect for the cook in the family. Tons of space in the dinning room for a large family that also have access to the large deck perfect for entertaining! Upstairs you have a large primary bedroom with a walk-in closet, large ensuite bathroom and a private deck overlooking the river! Also on the main floor there is main floor laundry, an a additional bathroom and access into your heated garage. Headed downstairs into your large walk out basement you have a spacious living room / rec room with a wood burning stove, two additional bedrooms, office, cold room, storage room, sauna and full bathroom. What more can you ask for in this amazing property with amazing views! Don't miss out and call today!