

# **\$350,000 - 830004 Range Road 242, Rural Peace No. 135, M.D. of**

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MLS® #A2085368

## **\$350,000**

4 Bedroom, 1.00 Bathroom, 1,454 sqft  
Residential on 18.93 Acres

NONE, Rural Peace No. 135, M.D. of, Alberta

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.

Built in 1941

## **Essential Information**

MLS® #                      A2085368



|                |   |
|----------------|---|
| Price          | \$350,000                                 |
| Bedrooms       | 4   |
| Bathrooms      | 1.00                                      |
| Full Baths     | 1   |
| Square Footage | 1,454                                     |
| Acres          | 18.93                                     |
| Year Built     | 1941                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 830004 Range Road 242        |
| Subdivision | NONE                         |
| City        | Rural Peace No. 135, M.D. of |
| County      | Peace No. 135, M.D. of       |
| Province    | Alberta                      |
| Postal Code | T0H 0E0                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 10                     |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                                |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Lot Description   | Front Yard, Lawn, Landscaped, Level |
| Roof              | Metal                               |
| Construction      | Stucco, Wood Frame                  |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 5th, 2023 |
| Days on Market | 571               |
| Zoning         | A                 |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

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