

# **\$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**

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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	569
Zoning	A

## Listing Details

Listing Office	Royal LePage Valley Realty
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