

\$495,000 - 831034 Range Road 232, Rural Peace No. 135, M.D. of

MLS® #A2226096

\$495,000

6 Bedroom, 3.00 Bathroom, 3,617 sqft
Residential on 3.71 Acres

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

Look at this gorgeous mid-century home that has just come onto the market. This home is currently being lovingly renovated and restored, offering a unique opportunity for those with an appreciation for historical charm and country-style living. Nestled on 3.7 acres just 4 km north of Grimshaw, approximately 80% of the restoration work on this home has already been completed. As you step inside through the generous entry, you'll immediately notice the inviting living room with its beautifully spaced windows, romantic archways, and grand staircase. The main floor boasts a stunning primary bedroom and ensuite, complete with corner windows designed to perfectly frame the surrounding landscape. The country kitchen is functional and warmly welcoming, allowing the true character of the house to shine. Adjacent to the kitchen, a thoughtfully designed back entry provides access to the laundry room, an oversized 4-piece bathroom, ample storage, and access to the mudroom and attached garage. A special feature of this home is the abundance of expansive windows in every room, which flood the interior with natural light and create a seamless connection with the outdoors. Beyond its simple yet elegant style, the house offers a generous layout with 6 bedrooms and 3 bathrooms. Upstairs, a grand landing area leads to a bright and sunny flex room surrounded by windows. You'll also find



a charming family room on this level, featuring sloped ceilings that perfectly compliment the home's mid-century appeal. A completely new basement has been expertly added, demonstrating careful planning and professional help. Crucially, all the essential fundamentals of this home have been addressed with new windows, shingles, siding, furnace, electrical, plumbing, spray foam insulation, kitchen, 2 bathrooms, 6 bedrooms and the back entry (excluding trim work). Remaining work needs to be completed, e.g. window trim and baseboards throughout, flooring in the primary bedroom, upstairs bathroom. This could be your unique opportunity to own a truly beautiful country home.

Built in 1963

Essential Information

MLS® #	A2226096
Price	\$495,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	3,617
Acres	3.71
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	831034 Range Road 232
Subdivision	NONE
City	Rural Peace No. 135, M.D. of
County	Peace No. 135, M.D. of
Province	Alberta

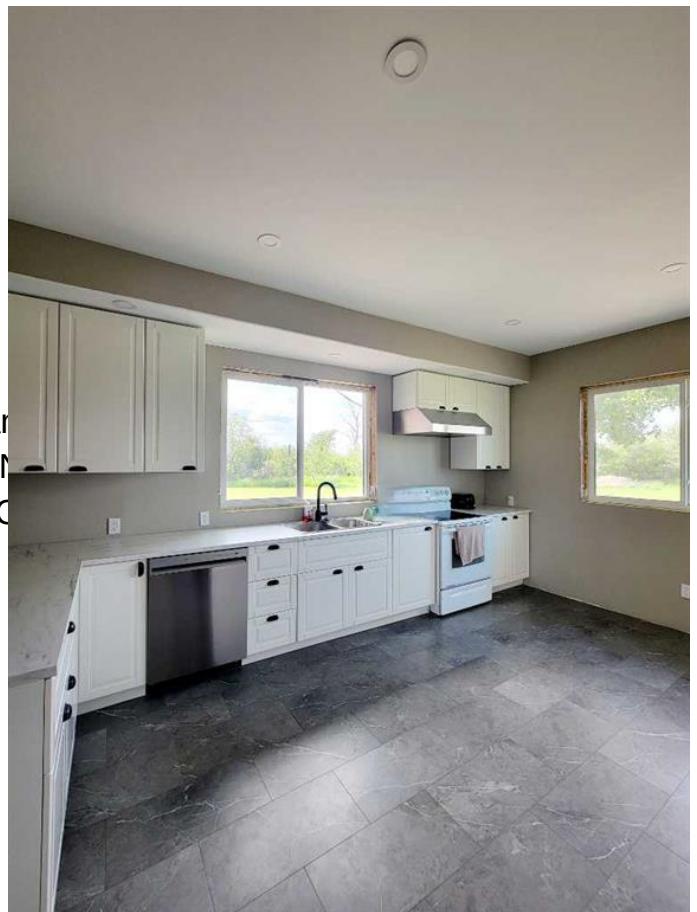
Postal Code T0H1W0

Amenities

Parking Spaces 6
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Beamed Ceilings, Ceiling Fan, Hardwood Floors, Hot Water Tub, No Animal Home, No Pets Allowed, Recessed Lighting, Vaulted Ceilings
Appliances Dishwasher, Electric Range, Electric Water Heater
Heating Central, Forced Air
Cooling None
Has Basement Yes
Basement Full, Unfinished



Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Private, Subdivided
Roof Asphalt
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed May 30th, 2025
Days on Market 106
Zoning AG

Listing Details

Listing Office Royal LePage Valley Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.