

**830004 Range Road 242**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2085368**



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,454 sq.ft.	<b>Age:</b>	1941 (84 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	18.93 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

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 24' 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.