



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

242023 HWY 2
Rural Peace No. 135, M.D. of, Alberta

MLS # A2161926



\$387,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,125 sq.ft.	Age:	1954 (70 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	10.60 Acres		
Lot Feat:	Lawn, Garden, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Linoleum	Sewer:	Pump, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island		

Inclusions: Wall units in Living Room

Location is KEY! This 10.6 acre property is situated just minutes from either Berwyn or Grimshaw. Part of the house was built in 1954 with the other part (including 2nd basement) was built in 1978. The kitchen has a built in oven, stove top in the island and a pile of cupboard space! The dining and living room areas are both oversized, and the living room boasts a wood fireplace. There are 2 bedrooms on the main floor with 2 additional bedrooms upstairs. 3 bathrooms in total - one featuring a sauna. The attached single car garage is roomy and convenient. The outside features just add to the value of this property. There is a detached double garage, a barn, a quonset AND a 40 x 60 shop. The double garage is heated. The shop has 240 power, heat and water and sewer. The grounds have been well maintained and there is a separate spot where there has been a garden in the past. With a little TLC this home would provide years of space and comfort. Call today for information or an appointment to view this home!