

835042 Range Road 233
Rural Peace No. 135, M.D. of, Alberta

MLS # A2246699

\$875,000

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|------------------|---|-------------------------------|
| Division: | NONE | |
| Type: | Residential/House | |
| Style: | Acreage with Residence, Bungalow | |
| Size: | 1,610 sq.ft. | Age: 2014 (12 yrs old) |
| Beds: | 4 | Baths: 3 |
| Garage: | Double Garage Attached, Parking Pad | |
| Lot Size: | 3.41 Acres | |
| Lot Feat: | Back Yard, Front Yard, Garden, Landscaped | |

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|--------------------|--|-------------------|---|
| Heating: | Boiler, High Efficiency, In Floor, Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Laminate | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | ICFs (Insulated Concrete Forms), Wood Frame | Zoning: | R |
| Foundation: | ICF Block | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features: | Kitchen Island, Open Floorplan, Pantry | | |
| Inclusions: | NA | | |

Welcome to your dream acreage, perfectly situated between Peace River and Grimshaw, offering the tranquility of country living with an easy commute. This stunning 2014-built, 1,610 sq. ft. home boasts 4 bedrooms and 3 full bathrooms, meticulously designed for comfort and style. Step inside and be captivated by the open-concept layout, featuring a large kitchen and dining area—the heart of the home, perfect for family gatherings and entertaining. The kitchen is a chef's delight, with beautiful maple cupboards and ample counter space. Overlooking the great room, the charming dormer windows fill the space with natural light, creating a bright and airy atmosphere and adding to the country feel is the large wood burning free standing stove. The master bedroom is a true sanctuary, featuring luxurious in-floor heating, large walk in closet and a full 4 piece bathroom for privacy and relaxation. Every detail has been considered, with extra insulation throughout the home, including approx R 80-100 insulation in the ceiling and additional insulation in the walls, ensuring energy efficiency and year-round coziness. The fully finished basement includes a majestic bedroom, another recreation/games room that encompasses the majority of the lower level. a 4 piece bathroom and a meticulously maintained mechanical room housing the HE furnace, hot water on demand, storage and the water equipment for the well. The property's outdoor features are just as impressive. A large deck with new railings and stairs offers the perfect spot to relax and take in the fantastic views. The large, recently built 32' x 28' shop is a standout feature, complete with two overhead doors, a 12-foot ceiling, and water supplied from its own dedicated well. The 13-foot ceiling garage is a hobbyist's dream, featuring radiant tube heating and extra concrete on the perimeter slab. An additional 16' x

32' out building with a concrete pad provides excellent cold storage for all your lawn and garden needs. With only half a mile of gravel road, access to this property is a breeze. Don't miss this opportunity to own a piece of paradise, combining modern amenities with pleasant walking trails and breathtaking scenery.