

# \$350,000 - 830004 Range Road 242, Rural Peace No. 135, M.D. of

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

MLS® #                    A2085368



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	546
Zoning	A

## **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.