

# **\$950,000 - 242051 Hwy 2, Rural Peace No. 135, M.D. of**

MLS® #A2179326

## **\$950,000**

3 Bedroom, 2.00 Bathroom, 1,932 sqft

Residential on 135.60 Acres

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

135+ acres located just outside of Grimshaw on HWY 2! Great acreage setup for cows/animal operation! There is also a nice shop with a small section of the land being zoned for commercial use to allow your business to be run off the property. The property is fenced and cross fenced. There are numerous outbuildings included as well! Great property with highway frontage. The house is in great shape. The main level features a nice entry, very roomy living, kitchen and dining areas, plus a small and another large den. The large den could easily be used as another bedroom! Upstairs there are 3 bedrooms and a full bathroom. Plus a larger den that could be converted back to a bedroom. These established properties are very hard to find! Take a look today.

Built in 1978

## **Essential Information**

MLS® #	A2179326
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,932
Acres	135.60
Year Built	1978



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	242051 Hwy 2
Subdivision	NONE
City	Rural Peace No. 135, M.D. of
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H1W0

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Other
Foundation	Perimeter Wall

### Additional Information

Date Listed	November 14th, 2024
Days on Market	227
Zoning	AG COMMERCIAL

**Listing Details**

Listing Office                      Grassroots Realty Group Ltd.

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