

# \$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 | 264                 |
| Zoning         | AG COMMERCIAL       |

**Listing Details**

Listing Office                      Grassroots Realty Group Ltd.

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