



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



Main Photo

Property Description

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.

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