

# **\$530,000 - 831034 Range Road 232, Rural Peace No. 135, M.D. of**

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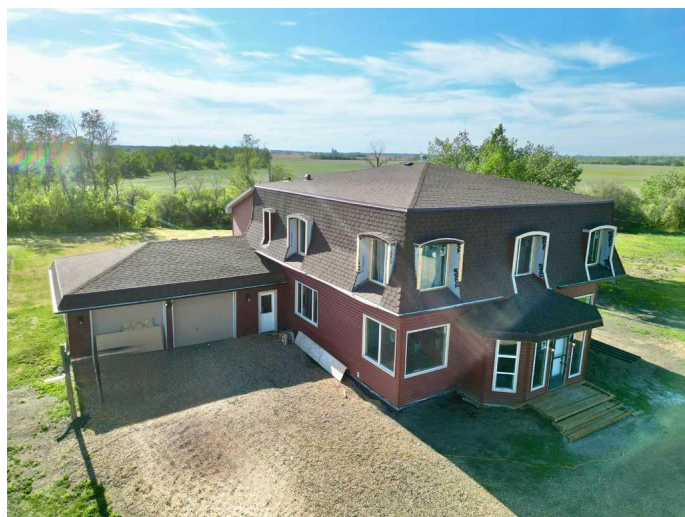
MLS® #A2226096

**\$530,000**

6 Bedroom, 3.00 Bathroom, 3,617 sqft  
Residential on 3.71 Acres

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

Look at this gorgeous mid-century home that has just come onto the market. This home is currently being lovingly renovated and restored, offering a unique opportunity for those with an appreciation for historical charm and country-style living. Nestled on 3.7 acres just 4 km north of Grimshaw, approximately 80% of the restoration work on this home has already been completed. As you step inside through the generous entry, you'll immediately notice the inviting living room with its beautifully spaced windows, romantic archways, and grand staircase. The main floor boasts a stunning primary bedroom and ensuite, complete with corner windows designed to perfectly frame the surrounding landscape. The country kitchen is functional and warmly welcoming, allowing the true character of the house to shine. Adjacent to the kitchen, a thoughtfully designed back entry provides access to the laundry room, an oversized 4-piece bathroom, ample storage, and access to the mudroom and attached garage. A special feature of this home is the abundance of expansive windows in every room, which flood the interior with natural light and create a seamless connection with the outdoors. Beyond its simple yet elegant style, the house offers a generous layout with 6 bedrooms and 3 bathrooms. Upstairs, a grand landing area leads to a bright and sunny flex room surrounded by windows. You'll also find



a charming family room on this level, featuring sloped ceilings that perfectly compliment the home's mid-century appeal. A completely new basement has been expertly added, demonstrating careful planning and professional help. Crucially, all the essential fundamentals of this home have been addressed with new windows, shingles, siding, furnace, electrical, plumbing, spray foam insulation, kitchen, 2 bathrooms, 6 bedrooms and the back entry (excluding trim work). You have a wonderful choice with this property. You can roll up your sleeves and complete the remaining touches, adding your own personal character to the home, or the seller is willing to complete the project for you. Either way, the result will be an elegant family country home. The list price reflects a fully finished home. This could be your unique opportunity to own a truly beautiful country home.

Built in 1963

### **Essential Information**

MLS® #	A2226096
Price	\$530,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	3,617
Acres	3.71
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	831034 Range Road 232
Subdivision	NONE
City	Rural Peace No. 135, M.D. of

County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H1W0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Ceiling Fan, Full Bath, Full Kitchen, Full Tub, No Animal Home, No Pool, Recessed Lighting, Vaulted Ceiling
Appliances	Dishwasher, Electric Range, Microwave
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished



### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Private, Subdivided
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	27
Zoning	AG

### Listing Details

Listing Office	Royal LePage Valley Realty
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