

**833030 Range Road 224**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2224258**



**\$200,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 820 sq.ft.                       | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street                       |               |                   |
| <b>Lot Size:</b> | 12.26 Acres                      |               |                   |
| <b>Lot Feat:</b> | Treed, Triangular Lot            |               |                   |

|                    |                            |                   |  |
|--------------------|----------------------------|-------------------|--|
| <b>Heating:</b>    | Natural Gas, Other         | <b>Water:</b>     | Cistern                                      |
| <b>Floors:</b>     | Wood                       | <b>Sewer:</b>     | Pump, Septic Tank                            |
| <b>Roof:</b>       | Metal                      | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                       | <b>LLD:</b>       | 20-83-22-W5                                  |
| <b>Exterior:</b>   | Wood Frame, Wood Siding    | <b>Zoning:</b>    | Ag   |
| <b>Foundation:</b> | Piling(s), Poured Concrete | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | See Remarks                |                   |  |

**Inclusions:** N/A

Just a short 10-minute drive from Peace River awaits this 12.25-acre property, complete with an 800+ sq.ft. modest 2 bed, 1 bath home, built in 2005. Also on the property is a 35' x 32' building with an unheated shop on one side and an 8-place heated kennel on the other side. Additionally, there are numerous other out buildings including a greenhouse. This property, close to town offers many options for country living with the possibility of an income generating kennel. Live in the existing home while building your new home or move a modular home onto the property & the possibilities await you. Text or call to arrange a viewing.