\$429,000 - 231061 Hwy 2, Rural Peace No. 135, M.D. of

MLS® #A2237534

\$429,000

4 Bedroom, 3.00 Bathroom, 1,704 sqft Residential on 10.01 Acres

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

This acreage features an impressive 96x48 shop, totaling 4608 sq ft, with two 16 ft doors, giving you ample space. Ideal for a semi or other big equipment storage or maintenance. It is equipped with 125 amp electrical service and 220V for welders, a packed gravel base floor and a mezzanine for additional storage. Additionally, there's a detached 500 sq ft woodworking shop with a full basement. This bright, clean space is set up for dust collection systems and fans. Its basement houses a gas furnace, air compressor, water softening system for the house, and the main water source for the house which is a dug cased well (85" depth/21 GPM). A second well (38"depth/9GPM) and a dugout are used for irrigating the huge garden and yard. All three water systems are connected via valved systems. The house has undergone significant upgrades in the last seven years, including new windows, a high-efficiency furnace with air conditioning, a hot water tank, shingles and 2" of styrofoam insulation under the new vinyl siding. With the major costly renovations complete, you can now easily upgrade and personalize the interior to your taste. Conveniently located between Peace River and Grimshaw, this property offers easy highway access in both directions. Don't miss out on this opportunity.





Built in 1976

Essential Information

MLS® # A2237534 Price \$429,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,704

Acres 10.01

Year Built 1976

Type Residential Sub-Type Detached

Style Acreage with Residence, Modular Home

Status Active

Community Information

Address 231061 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 Gravel Driveway, Parking Pad, Asphalt

of Garages 10

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Storage, Sump Pump(s), Vinyl Windows Appliances Central Air Conditioner, Dishwasher, Electric Range, Refrigerator,

Washer/Dryer, Water Softener, Window Coverings

Heating Central, High Efficiency, Forced Air, Natural Gas, Wood Stove, Wood

Cooling Central Air

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Fire Pit, Garden, Rain Gutters, Storage

Lot Description Front Yard, Garden, Landscaped, Private, Paved

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete, Wood

Additional Information

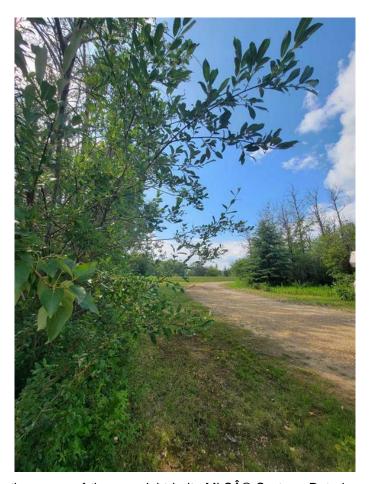
Date Listed July 4th, 2025

Days on Market 4

Zoning Joint Plan Ag

Listing Details

Listing Office Royal LePage Valley Realty



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