

\$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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