

# **\$398,000 - 231061 Hwy 2, Rural Peace No. 135, M.D. of**

MLS® #A2237534

**\$398,000**

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	\$398,000
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	Parking Pad, Asphalt, Gravel Driveway
# 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, Window Coverings, Water Softener
Heating	Central, Forced Air, Natural Gas, High Efficiency, 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, Landscaped, Paved, Private, Garden
Roof	Asphalt
Construction	Vinyl Siding

Foundation                Poured Concrete, Wood

### **Additional Information**

Date Listed                July 4th, 2025

Days on Market        49

Zoning                    Joint Plan Ag

### **Listing Details**

Listing Office            Royal LePage Valley Realty

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