

# **\$875,000 - 835042 Range Road 233, Rural Peace No. 135, M.D. of**

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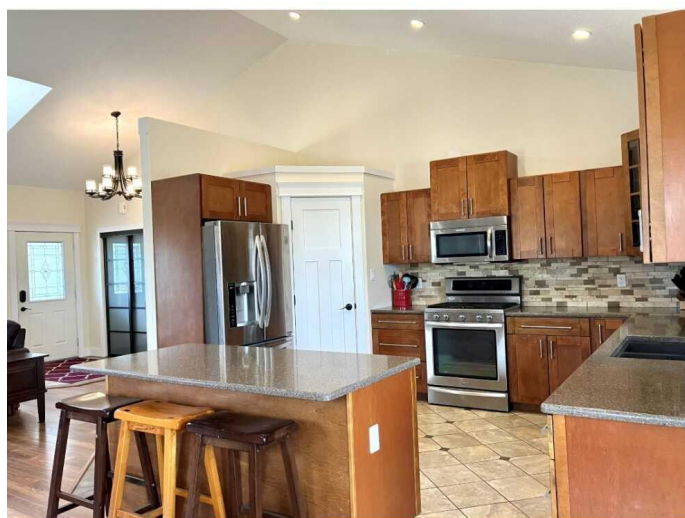
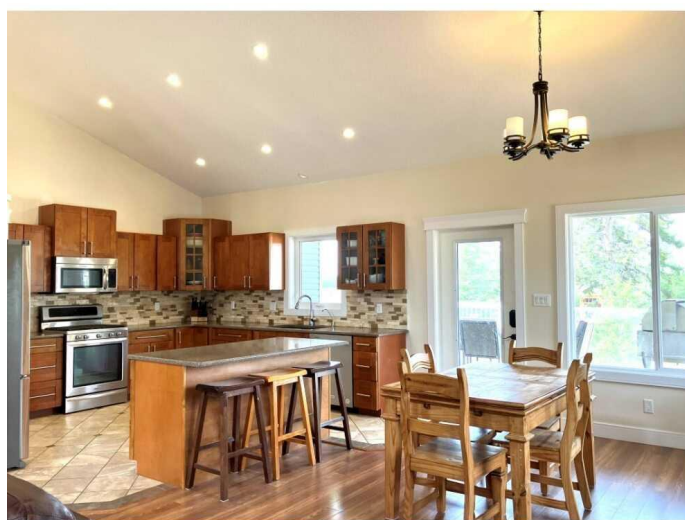
MLS® #A2246699

**\$875,000**

4 Bedroom, 3.00 Bathroom, 1,722 sqft  
Residential on 3.41 Acres

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

Welcome to your dream acreage, perfectly situated between Peace River and Grimshaw, offering the tranquility of country living with an easy commute. This stunning 2014-built, 1,722 sq. ft. home boasts 4 bedrooms and 3 full bathrooms, meticulously designed for comfort and style. Step inside and be captivated by the open-concept layout, featuring a large kitchen and dining area—the heart of the home, perfect for family gatherings and entertaining. The kitchen is a chef's delight, with beautiful maple cupboards and ample counter space. Overlooking the great room, the charming dormer windows fill the space with natural light, creating a bright and airy atmosphere and adding to the country feel is the large wood burning free standing stove. The master bedroom is a true sanctuary, featuring luxurious in-floor heating, large walk in closet and a full 4 piece bathroom for privacy and relaxation. Every detail has been considered, with extra insulation throughout the home, including R 50 insulation in the ceiling and additional insulation in the walls, ensuring energy efficiency and year-round coziness. The fully finished basement includes a majestic bedroom, another recreation/games room that encompasses the majority of the lower level. a 4 piece bathroom and a meticulously maintained mechanical room housing the HE furnace, hot water on demand, storage and the water equipment for the well.



The property's outdoor features are just as impressive. A large deck with new railings and stairs offers the perfect spot to relax and take in the fantastic views. The large, recently built 32' x 28' shop is a standout feature, complete with two overhead doors, a 12-foot ceiling, and water supplied from its own dedicated well. The 13-foot ceiling garage is a hobbyist's dream, featuring radiant tube heating and extra concrete on the perimeter slab, An additional 16' x 32' out building with a concrete pad provides excellent cold storage for all your lawn and garden needs. With only half a mile of gravel road, access to this property is a breeze. Don't miss this opportunity to own a piece of paradise, combining modern amenities with pleasant walking trails and breathtaking scenery.

Built in 2014

### **Essential Information**

MLS® #	A2246699
Price	\$875,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,722
Acres	3.41
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	835042 Range Road 233
Subdivision	NONE
City	Rural Peace No. 135, M.D. of
County	Peace No. 135, M.D. of

Province	Alberta
Postal Code	T8s1S4

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	20
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	Boiler, High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove, Free Standing, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	R

### Listing Details

Listing Office	Century 21 Town and Country Realty
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