\$499,000 - Hwy 2 And Range Road 223, Rural Peace No. 135, M.D. of

MLS® #A2262129

\$499,000

0 Bedroom, 0.00 Bathroom, Land on 153.01 Acres

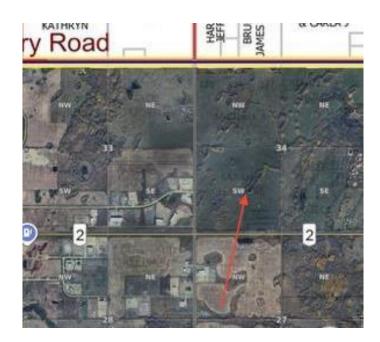
NONE, Rural Peace No. 135, M.D. of, Alberta

153 Acres – Excellent Farmland Opportunity Just Outside Peace River
Located just one mile from Peace River, this
153-acre property is ideally set up for agricultural use with approximately 125 acres open and ready for cropping. The balance is bush, providing natural shelter and versatility for future use.

With Range Road 223 offering access on the west side and half a mile of Highway 2 frontage, you'II have easy year-round access for equipment and hauling. The land is well suited for grain production, and with current crop in place, it's ready for your operation.Large parcels this close to town are becoming harder to findâ€"this one combines convenience, accessibility, and excellent farming potential all in one.

However if you are developer/Investor Focused

Here is 153 Acres of Prime Development Land on Highway 2 Near Peace River. This is a rare opportunity to acquire 153 acres of development-ready land within one mile of the Peace River town limits. With over 125 acres open and half a mile of direct Highway 2 frontage, this property offers unmatched exposure and accessibility. A Range Road runs along the west boundary, allowing multiple access points for future development. The possibilities here are endlessâ€"whether for commercial projects, residential







subdivision, or mixed-use development, this land is potentially positioned for growth and with your plan in place the MD of Peace is where you need to take your next steps. With high land values in the region and a shortage of large parcels near town, this property represents a strong investment for developers and investors alike.

Essential Information

MLS® # A2262129

Price \$499,000

Bathrooms 0.00

Acres 153.01

Type Land

Sub-Type Commercial Land

Status Active

Community Information

Address Hwy 2 And Range Road 223

Subdivision NONE

City Rural Peace No. 135, M.D. of

County Peace No. 135, M.D. of

Province Alberta
Postal Code T8S1S4

Additional Information

Date Listed October 2nd, 2025

Days on Market 16

Zoning Farm

Listing Details

Listing Office Century 21 Town and Country Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.