

# **\$950,000 - 235078 Township Road 821a, Rural Peace No. 135, M.D. of**

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MLS® #A2242455

**\$950,000**

3 Bedroom, 2.00 Bathroom, 1,814 sqft  
Residential on 115.08 Acres

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

Acreage Living with Irrigation Rights â€“ 115 Acres with Home Next to the Peace River. Built in 2008, this spacious 1,814 sq. ft. modular home on a concrete foundation sits on 115 acres of irrigated land and is ready for a new family. Offering a peaceful country lifestyle with plenty of room to grow, this property is ideal for anyone looking to live rurally with the option of agricultural income. Inside the home, youâ€™ll find a generous eat-in kitchen that opens into a cozy living room with a gas fireplace. Thereâ€™s a dedicated office/den, two bedrooms, a full bathroom, and a large primary suite featuring a six-piece ensuite and a walk-in closet. Recent upgrades Include a new pressure system, refrigerator, toilet and new hot water tank. Expansive decks on three sides of the home invite you to enjoy the outdoors in all seasons. The beautifully landscaped yard includes fruit trees and a large garden space. Irrigation rights are in place, drawing from both the Peace River and a year-round stream that feeds the dugout at the back of the property. Of the total 115 acres, 94.12 acres are situated with the home, and an additional 18 acresâ€”just across the road and adjacent to the riverâ€”are also irrigated. The land is currently seeded to hay, but with irrigation in place, other farming possibilities may be explored.

A unique opportunity to enjoy quiet rural living



while utilizing the land for a productive future.

Text or call to arrange a viewing.

Built in 2008

### Essential Information

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2242455                             |
| Price          | \$950,000                            |
| Bedrooms       | 3                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,814                                |
| Acres          | 115.08                               |
| Year Built     | 2008                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 235078 Township Road 821a    |
| Subdivision | NONE                         |
| City        | Rural Peace No. 135, M.D. of |
| County      | Peace No. 135, M.D. of       |
| Province    | Alberta                      |
| Postal Code | T0H 1W0                      |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Connected |
| Parking Spaces | 6                                                             |
| Parking        | Off Street, Gravel Driveway                                   |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Jetted Tub                                                          |
| Appliances        | Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |

|                 |                                  |
|-----------------|----------------------------------|
| # of Fireplaces | 1                                |
| Fireplaces      | Gas                              |
| Has Basement    | Yes                              |
| Basement        | Crawl Space, Partial, Unfinished |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden          |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 15              |
| Zoning         | Ag              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

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