



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

235078 Township Road 821A
Rural Peace No. 135, M.D. of, Alberta

MLS # A2242455



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,814 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	115.08 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Laminate, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Central Vacuum, Jetted Tub		

Inclusions: N/A

Acreage Living with Irrigation Rights – 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, you’ll find a generous eat-in kitchen that opens into a cozy living room with a gas fireplace. There’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 acres—just across the road and adjacent to the river—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.