



**GRASSROOTS**  
REALTY GROUP

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

233077 Highway 2  
Rural Peace No. 135, M.D. of, Alberta

MLS # A2255948



**\$3,300,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,584 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	153.94 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Propane
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Built-in Features, Kitchen Island, Open Floorplan, Storage

Water:	Well
Sewer:	Septic System
Condo Fee:	-
LLD:	28-83-23-W5
Zoning:	A
Utilities:	-

Inclusions: N/A

Unique Quarter Section with Proven Potential & Beautiful Residence! Opportunity meets versatility with this exceptional quarter section of land, offering a rare blend of investment potential and comfortable living. Perfectly situated between Peace River and Grimshaw, this private, level property boasts direct highway frontage for easy access. With proven gravel reserves, the land is primed for development as a gravel pit or other industrial ventures, making it an attractive option for those seeking resource or business opportunities. Tucked away among the trees, you'll also find a beautifully updated 1,584 sq ft home with a fully finished basement. Recently renovated, this inviting residence features 5 spacious bedrooms and 3 full bathrooms, offering more than enough room for family or guests. The kitchen is a showpiece—modern, functional, and perfect for gathering—while the bright, open living spaces make this home as welcoming as it is practical. Whether you're looking to expand the gravel operation, explore other commercial opportunities, or simply enjoy the peace, privacy, and space of country living, this property offers incredible flexibility. Don't miss this chance to own a one-of-a-kind property with unmatched potential for both lifestyle and investment.