



**GRASSROOTS**  
REALTY GROUP

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255025 Township 814 Road  
Rural Peace No. 135, M.D. of, Alberta

MLS # A2266650



**\$540,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,965 sq.ft.	Age:	1932 (94 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Faces Side, Gravel Driveway, H		
Lot Size:	46.48 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Farm, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas, Pellet Stove	Water:	Co-operative
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, Natural Woodwork, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this fully developed, character-filled home nestled on 46.48 beautiful acres with private trails leading down to the banks of the Peace River. Step inside through the back deck into a welcoming mudroom, complete with ample space for coats, boots, and outdoor gear, conveniently located next to a 3-piece bathroom. From here, make your way into the spacious renovated kitchen, showcasing newer appliances, a gas stove, and plenty of counter space for cooking and gathering. The kitchen flows seamlessly into the bright dining area and cozy living room, warmed by a charming wood stove that adds to the inviting country atmosphere. Downstairs, you'll find a large second living area featuring a pellet stove, perfect for family movie nights or quiet evenings. The basement also offers dry storage, cold storage, a utility/furnace room, and a large laundry area—all thoughtfully laid out for functionality. The main level hosts two comfortable bedrooms and another 3-piece bathroom, while the upper level provides two additional bedrooms, each with plenty of storage and a generous closet. This home has been extensively updated for comfort and peace of mind, including new siding, plumbing, wiring, insulation, windows, doors, tin roof, and septic pump, along with a high-efficiency furnace (2024) and hot water tank (2022). The solid 14-inch poured concrete foundation ensures lasting stability. The property is connected to a shared water co-op providing 2,200 gallons of water per day, owned by you and 19 other homeowners through White Law Aqua. Outside, enjoy a 26' x 30.5' insulated garage with radiant heat and concrete flooring, plus an attached lean-to for additional storage. The land is already set up for horses, featuring a large barn, dugout for water, and a seasonal creek running through the property. This is more than just a

home&mdash;it&rsquo;s a peaceful retreat surrounded by nature, offering the best of country living with modern comfort and timeless charm.