



**223069C Highway 684**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2114533**



**\$895,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,323 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	28.06 Acres		
<b>Lot Feat:</b>	Beach, Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, Level		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	4-83-22-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

A Very Rare acreage Indeed! This beautiful 28 acre parcel and home have NO ENVIRONMENTAL RESERVE giving you unrestricted access to the Peace River which flows right by the front of your property! With 28 acres of land and a good portion being fenced, this could be a dream for the horse lover or hobby farmer alike. From the moment you drive into the property, you will notice the stunning views that the home has with the expanse of the hills to the west and the Peace River flowing along past the east portion of the property. The home was custom designed to take advantage of its surroundings with a huge wrap around covered deck that faces out to the river and yard. You will enjoy the scenery from inside as well with many of the windows facing out to the river including a garden door leading out from the primary suite onto the covered deck. Featuring a large kitchen with island, tray ceiling, main floor laundry, large attached heated double garage, 3 bedrooms, 3 bathrooms and new carpet and paint throughout. This property shows like it is Brand New! Somebody is going to make this their Dream Home, why not you? If you are looking for a little more land, there is an additional 8+ acres available right next to the property. Call for your appointment to view.