

\$690,000 - 235044 Twp 821a, Rural Peace No. 135, M.D. of

MLS® #A2211088

\$690,000

5 Bedroom, 3.00 Bathroom, 3,323 sqft
Residential on 134.02 Acres

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

Here is a truly exceptional property: a 134-acre estate featuring a custom-designed home, perfectly suited for those seeking a quiet and private lifestyle. Located on one of the few river lots in the Peace Country, just 1 km west of the Shaftsbury Ferry, this location offers convenient access to both Peace River and Grimshaw. This home is uniquely designed to maximize its stunning surroundings with rolling hills and sweeping river views. Built into the hillside, the two-level house boasts solid construction, including 13.6 ft concrete walls on the main floor. The design emphasizes views and abundant natural light with separate living areas on each level. The main living area features a large, welcoming entry that flows into the country kitchen and dining space, open to a comfortable living room with expansive windows framing the landscape. This floor also includes a primary bedroom with a luxurious ensuite, complete with a new customized shower, an infrared sauna, and a huge custom-built dressing room. The upstairs offers two large bedrooms, a 3-piece bathroom, a small kitchen, and a storage room. A centrally located family room is the highlight of this level, featuring three patio doors that open onto a deck. Additional features include: *in-floor heating on the main floor, powered by a 3-year-old boiler

*a high-BTU , fast-recovery 65 gallon hot water tank, also only 3 years old. *Potential



for sub-dividing, making it an attractive option for investors. *A 10-acre orchard of domestic "Northern Saskatoon Berries", ideal for a U-pick operation, along with a large garden and cherry trees, all protected by deer-proof fencing. *A 35x24 garage/shop with impressive electrical setup, work benches, storage, and in-floor heating. If you're seeking a home that's far from ordinary, I encourage you to see first hand the many unique and enticing features this custom home offers.

Built in 2009

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2211088 |
| Price | \$690,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 3,323 |
| Acres | 134.02 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 235044 Twp 821a |
| Subdivision | NONE |
| City | Rural Peace No. 135, M.D. of |
| County | Peace No. 135, M.D. of |
| Province | Alberta |
| Postal Code | T8S1S2 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking | Triple Garage Attached |

of Garages 6

Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Pantry, Storage, Vinyl Windows, Master Downstairs, Sauna

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Central, In Floor, Natural Gas

Cooling None

Basement None

Exterior

Exterior Features Garden, Storage

Lot Description Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation ICF Block

Additional Information

Date Listed April 11th, 2025

Days on Market 24

Zoning IR

Listing Details

Listing Office Royal LePage Valley Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.