

\$3,300,000 - 233077 Highway 2, Rural Peace No. 135, M.D. of

MLS® #A2255948

\$3,300,000

5 Bedroom, 3.00 Bathroom, 1,584 sqft
Residential on 153.94 Acres

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

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, youâ€™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 showpieceâ€”modern, functional, and perfect for gatheringâ€”while the bright, open living spaces make this home as welcoming as it is practical. Whether youâ€™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. Donâ€™t miss this chance to own a one-of-a-kind property with unmatched potential for both lifestyle and investment.

Built in 1978



Essential Information

MLS® #	A2255948
Price	\$3,300,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,584
Acres	153.94
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	233077 Highway 2
Subdivision	NONE
City	Rural Peace No. 135, M.D. of
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Kitchen Island, Open Floorplan, Storage
Appliances	None
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
-------------------	---

Lot Description	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Private, Treed, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	32
Zoning	A

Listing Details

Listing Office	RE/MAX Northern 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.