

\$540,000 - 255025 Township 814 Road, Rural Peace No. 135, M.D. of

MLS® #A2266650

\$540,000

4 Bedroom, 2.00 Bathroom, 1,965 sqft
Residential on 46.48 Acres

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

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, youâ€™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 areaâ€”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 26â€™ x 30.5â€™ 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—it's a peaceful retreat surrounded by nature, offering the best of country living with modern comfort and timeless charm.

Built in 1932

Essential Information

MLS® #	A2266650
Price	\$540,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,965
Acres	46.48
Year Built	1932
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	255025 Township 814 Road
Subdivision	NONE
City	Rural Peace No. 135, M.D. of
County	Peace No. 135, M.D. of
Province	Alberta

Postal Code T0H 0L0

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Parking Spaces 15

Parking Double Garage Detached, Driveway, Heated Garage, Insulated, RV Access/Parking, Garage Faces Side, Gravel Driveway

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Natural Woodwork

Appliances Dishwasher, Gas Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas, Pellet Stove

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Wood Burning Stove

Has Basement Yes

Basement Full

Exterior

Exterior Features Private Yard, Rain Gutters, Storage

Lot Description Back Yard, Farm, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Creek/River/Stream/Pond, Seasonal Water

Roof Metal

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 28th, 2025

Days on Market 1

Zoning AG

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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.