

# \$950,000 - 235078 Township Road 821a, Rural Peace No. 135, M.D. of

---

MLS® #A2242455

**\$950,000**

3 Bedroom, 2.00 Bathroom, 1,814 sqft  
Residential on 115.08 Acres

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

Acreage Living with Irrigation Rights â€“ 115 Acres with Home Next to the Peace River. Built in 2008, this spacious 1,814 sq. ft. modular home on a concrete foundation sits on 115 acres of irrigated land and is ready for a new family. Offering a peaceful country lifestyle with plenty of room to grow, this property is ideal for anyone looking to live rurally with the option of agricultural income. Inside the home, youâ€™ll find a generous eat-in kitchen that opens into a cozy living room with a gas fireplace. Thereâ€™s a dedicated office/den, two bedrooms, a full bathroom, and a large primary suite featuring a six-piece ensuite and a walk-in closet. Recent upgrades Include a new pressure system, refrigerator, toilet and new hot water tank. Expansive decks on three sides of the home invite you to enjoy the outdoors in all seasons. The beautifully landscaped yard includes fruit trees and a large garden space. Irrigation rights are in place, drawing from both the Peace River and a year-round stream that feeds the dugout at the back of the property. Of the total 115 acres, 94.12 acres are situated with the home, and an additional 18 acresâ€”just across the road and adjacent to the riverâ€”are also irrigated. The land is currently seeded to hay, but with irrigation in place, other farming possibilities may be explored.

A unique opportunity to enjoy quiet rural living



while utilizing the land for a productive future.  
Text or call to arrange a viewing.

Built in 2008

### Essential Information

MLS® #	A2242455
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,814
Acres	115.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	235078 Township Road 821a
Subdivision	NONE
City	Rural Peace No. 135, M.D. of
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	6
Parking	Off Street, Gravel Driveway

### Interior

Interior Features	Central Vacuum, Jetted Tub
Appliances	Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

## Exterior

Exterior Features	Garden
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	3
Zoning	Ag

## Listing Details

Listing Office	Royal LePage Valley Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.