

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

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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 | 55                   |
| Zoning         | A                    |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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