

# **\$875,000 - 835042 Range Road 233, Rural Peace No. 135, M.D. of**

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MLS® #A2246699

**\$875,000**

4 Bedroom, 3.00 Bathroom, 1,610 sqft  
Residential on 3.41 Acres

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

Welcome to your dream acreage, perfectly situated between Peace River and Grimshaw, offering the tranquility of country living with an easy commute. This stunning 2014-built, 1,610 sq. ft. home boasts 4 bedrooms and 3 full bathrooms, meticulously designed for comfort and style. Step inside and be captivated by the open-concept layout, featuring a large kitchen and dining area—the heart of the home, perfect for family gatherings and entertaining. The kitchen is a chef's delight, with beautiful maple cupboards and ample counter space. Overlooking the great room, the charming dormer windows fill the space with natural light, creating a bright and airy atmosphere and adding to the country feel is the large wood burning free standing stove. The master bedroom is a true sanctuary, featuring luxurious in-floor heating, large walk in closet and a full 4 piece bathroom for privacy and relaxation. Every detail has been considered, with extra insulation throughout the home, including approx R 80-100 insulation in the ceiling and additional insulation in the walls, ensuring energy efficiency and year-round coziness. The fully finished basement includes a majestic bedroom, another recreation/games room that encompasses the majority of the lower level. a 4 piece bathroom and a meticulously maintained mechanical room housing the HE furnace, hot water on demand, storage and



the water equipment for the well. The property's outdoor features are just as impressive. A large deck with new railings and stairs offers the perfect spot to relax and take in the fantastic views. The large, recently built 32' x 28' shop is a standout feature, complete with two overhead doors, a 12-foot ceiling, and water supplied from its own dedicated well. The 13-foot ceiling garage is a hobbyist's dream, featuring radiant tube heating and extra concrete on the perimeter slab, An additional 16' x 32' out building with a concrete pad provides excellent cold storage for all your lawn and garden needs. With only half a mile of gravel road, access to this property is a breeze. Don't miss this opportunity to own a piece of paradise, combining modern amenities with pleasant walking trails and breathtaking scenery.

Built in 2014

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2246699                         |
| Price          | \$875,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,610                            |
| Acres          | 3.41                             |
| Year Built     | 2014                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 835042 Range Road 233        |
| Subdivision | NONE                         |
| City        | Rural Peace No. 135, M.D. of |

|             |                        |
|-------------|------------------------|
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8s1S4                 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Utilities      | Electricity Connected, Natural Gas |
| Parking Spaces | 20                                 |
| Parking        | Double Garage Attached, Paved      |
| # of Garages   | 2                                  |



### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry                        |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Range                |
| Heating           | Forced Air, Natural Gas, Boiler, High Efficiency, In Floor    |
| Cooling           | Central Air                                                   |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Living Room, Free Standing, Raised Hearth, Wood Burning Stove |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage, Fire Pit     |
| Lot Description   | Front Yard, Landscaped, Back Yard, Garden   |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation        | ICF Block                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 76               |
| Zoning         | R                |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

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