

# **\$690,000 - 235044 Twp 821a, Rural Peace No. 135, M.D. of**

MLS® #A2211088

**\$690,000**

5 Bedroom, 3.00 Bathroom, 3,323 sqft  
Residential on 134.02 Acres

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

Here is a truly exceptional property: a 134-acre estate featuring a custom-designed home, perfectly suited for those seeking a quiet and private lifestyle. Located on one of the few river lots in the Peace Country, just 1 km west of the Shaftsbury Ferry, this location offers convenient access to both Peace River and Grimshaw. This home is uniquely designed to maximize its stunning surroundings with rolling hills and sweeping river views. Built into the hillside, the two-level house boasts solid construction, including 13.6 ft concrete walls on the main floor. The design emphasizes views and abundant natural light with separate living areas on each level. The main living area features a large, welcoming entry that flows into the country kitchen and dining space, open to a comfortable living room with expansive windows framing the landscape. This floor also includes a primary bedroom with a luxurious ensuite, complete with a new customized shower, an infrared sauna, and a huge custom-built dressing room. The upstairs offers two large bedrooms, a 3-piece bathroom, a small kitchen, and a storage room. A centrally located family room is the highlight of this level, featuring three patio doors that open onto a deck. Additional features include: \*in-floor heating on the main floor, powered by a 3-year-old boiler

\*a high-BTU , fast-recovery 65 gallon hot water tank, also only 3 years old. \*Potential



for sub-dividing, making it an attractive option for investors. \*A 10-acre orchard of domestic "Northern Saskatoon Berries", ideal for a U-pick operation, along with a large garden and cherry trees, all protected by deer-proof fencing. \*A 35x24 garage/shop with impressive electrical setup, work benches, storage, and in-floor heating. If you're seeking a home that's far from ordinary, I encourage you to see first hand the many unique and enticing features this custom home offers.

Built in 2009

### **Essential Information**

MLS® #	A2211088
Price	\$690,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,323
Acres	134.02
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	235044 Twp 821a
Subdivision	NONE
City	Rural Peace No. 135, M.D. of
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1S2

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Triple Garage Attached

# of Garages 6

## Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Pantry, Storage, Vinyl Windows, Master Downstairs, Sauna

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Central, In Floor, Natural Gas

Cooling None

Basement None

## Exterior

Exterior Features Garden, Storage

Lot Description Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation ICF Block

## Additional Information

Date Listed April 11th, 2025

Days on Market 5

Zoning IR

## Listing Details

Listing Office Royal LePage Valley Realty

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