



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



Main Photo

Property Description

Acreage Living with Irrigation Rights - 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, you'll find a generous eat-in kitchen that opens into a cozy living room with a gas fireplace. There'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 acres—just across the



road and adjacent to the river—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.

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