



780-832-0996  
derek.estabrook@outlook.com

255025 Township 814 Road  
Rural Peace No. 135, M.D. of, Alberta

MLS # A2266650



**\$529,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,965 sq.ft.	<b>Age:</b>	1932 (94 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Faces Side, Gravel Driveway, H		
<b>Lot Size:</b>	46.48 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Farm, Few Trees, Front Yard, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas, Pellet Stove	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, Natural Woodwork, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to this fully developed, character-filled home nestled on 46.48 beautiful acres with private trails leading down to the banks of the Peace River. Step inside through the back deck into a welcoming mudroom, complete with ample space for coats, boots, and outdoor gear, conveniently located next to a 3-piece bathroom. From here, you will notice the fresh paint throughout then make your way into the spacious renovated kitchen, showcasing newer appliances, a gas stove, and plenty of counter space for cooking and gathering. The kitchen flows seamlessly into the bright dining area and cozy living room, warmed by a charming wood stove that adds to the inviting country atmosphere. Downstairs, you’ll find a large second living area featuring a pellet stove, perfect for family movie nights or quiet evenings. The basement also offers dry storage, cold storage, a utility/furnace room, and a large laundry area—all thoughtfully laid out for functionality. The main level hosts two comfortable bedrooms and another 3-piece bathroom, while the upper level provides two additional bedrooms, each with plenty of storage and a generous closet. This home has been extensively updated for comfort and peace of mind, including new siding, plumbing, wiring, insulation, windows, doors, tin roof, and septic pump, along with a high-efficiency furnace (2024) and hot water tank (2022). The solid 14-inch poured concrete foundation ensures lasting stability. The property is connected to a shared water co-op providing 2,200 gallons of water per day, owned by you and 19 other homeowners through White Law Aqua. Outside, enjoy a 26’ x 30.5’ insulated garage with radiant heat and concrete flooring, plus an attached lean-to for additional storage. The land is already set up for horses, featuring a large barn, dugout for water, and a seasonal creek running

through the property. This is more than just a home—it's a peaceful retreat surrounded by nature, offering the best of country living with modern comfort and timeless charm.