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235025 Township Road 821A  
Rural Peace No. 135, M.D. of, Alberta

MLS # A2322230



\$1,300,000

|           |                                                                |        |                   |
|-----------|----------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                           |        |                   |
| Type:     | Residential/House                                              |        |                   |
| Style:    | 3 (or more) Storey, Acreage with Residence                     |        |                   |
| Size:     | 2,506 sq.ft.                                                   | Age:   | 2007 (19 yrs old) |
| Beds:     | 3                                                              | Baths: | 2 full / 1 half   |
| Garage:   | Off Street                                                     |        |                   |
| Lot Size: | 4.84 Acres                                                     |        |                   |
| Lot Feat: | Irregular Lot, Lawn, Level, Underground Sprinklers, Waterfront |        |                   |

|             |                                                                                                                                                                               |            |                                              |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------|
| Heating:    | In Floor, Forced Air, Natural Gas                                                                                                                                             | Water:     | Cistern                                      |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                        | Sewer:     | Septic Field, Septic Tank                    |
| Roof:       | Asphalt Shingle                                                                                                                                                               | Condo Fee: | \$ 0                                         |
| Basement:   | Partial                                                                                                                                                                       | LLD:       | -                                            |
| Exterior:   | Wood Frame, Wood Siding                                                                                                                                                       | Zoning:    | CR                                           |
| Foundation: | Perimeter Wall, Piling(s), Poured Concrete, Preserved Wood                                                                                                                    | Utilities: | Electricity Connected, Natural Gas Connected |
| Features:   | Breakfast Bar, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Wood Windows |            |                                              |
| Inclusions: | N/A                                                                                                                                                                           |            |                                              |

Built in 2007, this stunning 2500 sq. ft. three-bedroom, three-bath home offers serious WOW factor and some of the most breathtaking views in the area. Located south of Peace River along Shaftesbury Trail, this incredible riverfront property sits on just under 5 acres, offering peace, privacy, and direct access to the mighty Peace River. Step inside to an open-concept kitchen, dining, and living area designed to impress. The beautiful stone fireplace creates a warm focal point, while the expansive windows showcase spectacular river views from the main living space. The main floor features two bedrooms, a  $\frac{3}{4}$  bathroom, a laundry room, and a spacious entry area. Upstairs is dedicated entirely to the luxurious primary suite, complete with its own gas fireplace, office space, large ensuite, and walk-in closet—your own private retreat. The basement offers excellent flexibility and could serve as an additional bedroom, family room, or recreation space. You’ll also find a convenient two-piece bathroom, along with storage and utility rooms. Outside, this property truly shines. Expansive deck spaces, exposed aggregate concrete walkways, and patio areas are surrounded by beautiful landscaping. The showstopper is the incredible hot tub, tucked inside a heated wood gazebo with its own deck extending out over the river—an unforgettable place to relax and take in the view. Additional features include storage buildings, an underground sprinkler system to keep the grounds lush and green, and direct river access. There is also power, water, and sewer hook-ups for three RVs, great for family or guests. If you’ve been searching for an acreage, privacy, and unbeatable waterfront living, this exceptional property is a must-see. Text or call today to book your private viewing.