

\$345,000 - 823022 Range Road 262, Rural Peace No. 135, M.D. of

MLS® #A2244301

\$345,000

2 Bedroom, 2.00 Bathroom, 1,170 sqft
Residential on 9.51 Acres

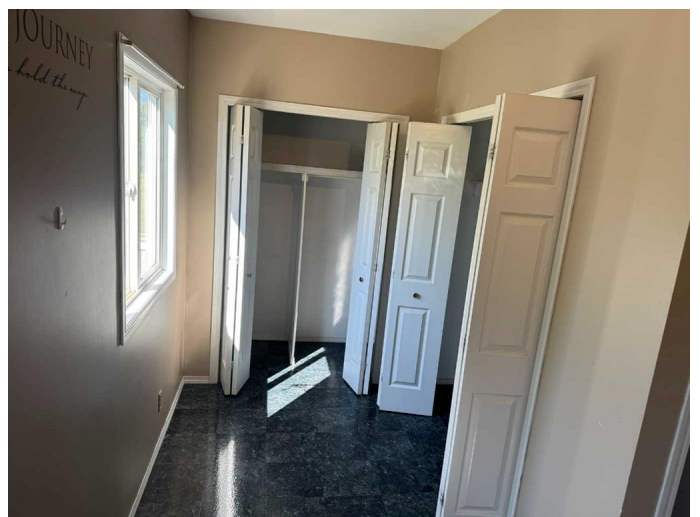
NONE, Rural Peace No. 135, M.D. of, Alberta

Located just 2 km north of the paved highway and west of Brownvale is this newly subdivided 9.5-acre property, offering the peace and privacy of country living with easy access to nearby amenities.

The 1,170 sq. ft. home was originally built in 1971 and offers comfortable, functional space. Inside, you'll find a spacious mudroom that leads into a convenient three-piece bathroom with laundry. The eat-in kitchen is a generous size and flows into the cozy living room. There are two bedrooms on the main floor, along with a full five-piece bathroom.

The partially finished basement provides potential for additional living space – think family room, extra bedrooms, or a home office. Outside, you'll find a 40' x 50' insulated shop with large overhead doors – ideal for truckers, equipment storage, or workshop needs. Water is provided by a well, and the land offers plenty of space if you want to keep some animals or grow your hobby farm dreams.

Don't miss your chance to enjoy rural life with room to grow. Call or text today to schedule your private viewing!



Built in 1971

Essential Information

MLS® # A2244301

Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	9.51
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	823022 Range Road 262
Subdivision	NONE
City	Rural Peace No. 135, M.D. of
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 0L0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Microwave, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Farm, Landscaped, Lawn, Level, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	4
Zoning	Ag

Listing Details

Listing Office	Royal LePage Valley Realty
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