

MLS® #A2262138

\$499,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 153.01 Acres

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

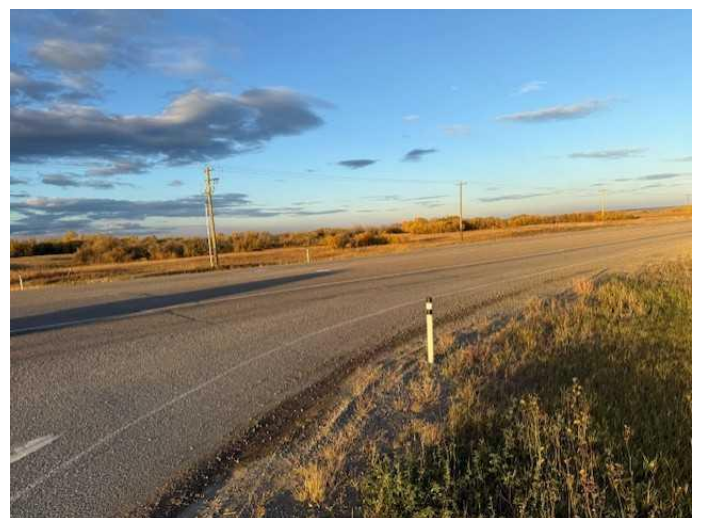
53 Acres – Excellent Farmland Opportunity Just Outside Peace River

Located just one mile from Peace River, this 153-acre property is ideally set up for agricultural use with approximately 125 acres open and ready for cropping. The balance is bush, providing natural shelter and versatility for future use.

With Range Road 223 offering access on the west side and half a mile of Highway 2 frontage, youâ€™ll have easy year-round access for equipment and hauling. The land is well suited for grain production, and with current crop in place, itâ€™s ready for your operation. Large parcels this close to town are becoming harder to findâ€”this one combines convenience, accessibility, and excellent farming potential all in one.

However if you are developer/Investor Focused

Here is 153 Acres of Prime Development Land on Highway 2 Near Peace River. This is a rare opportunity to acquire 153 acres of development-ready land within one mile of the Peace River town limits. With over 125 acres open and half a mile of direct Highway 2 frontage, this property offers unmatched exposure and accessibility. A Range Road runs along the west boundary, allowing multiple access points for future development. The possibilities here are endless—whether for commercial projects, residential



subdivision, or mixed-use development, this land is potentially positioned for growth and with your plan in place the MD of Peace is where you need to take your next steps . With high land values in the region and a shortage of large parcels near town, this property represents a strong investment for developers and investors alike.

Essential Information

MLS® #	A2262138
Price	\$499,000
Bathrooms	0.00
Acres	153.01
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	Hwy 2 And Range Road 223
Subdivision	NONE
City	Rural Peace No. 135, M.D. of
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1S4

Additional Information

Date Listed	October 2nd, 2025
Days on Market	10
Zoning	FARM

Listing Details

Listing Office	Century 21 Town and Country Realty
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.