

**3006 Township Rd. 765**  
**Peoria, Alberta**

**MLS # A2268867**



**\$65,000**

**Division:** NONE

**Lot Size:** 1.41 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Hamlet General

**Water:** None

**Sewer:** None

**Utilities:** Electricity, Natural Gas

1.41 Acres with Heated 2-Bay Shop in Peoria! This versatile 1.41-acre property features a heated 2-bay shop (8ft and 12ft doors) with metal roof on a cement pad and chain hoist, ready for your projects, storage, or business needs. 220V too! The shop has been equipped with electricity and natural gas, offering year-round functionality. While there's currently no water or sewer, the gravel driveway and spacious lot make this a great setup for those looking to expand or develop further. A solid opportunity in a quiet Peoria location—call today to schedule a viewing and explore the possibilities. 54 min from Grande Prairie.