

# **\$475,000 - 785050 785a Township, Rural Spirit River No. 133, M.D. of**

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MLS® #A2206869

**\$475,000**

5 Bedroom, 3.00 Bathroom, 1,381 sqft  
Residential on 25.70 Acres

NONE, Rural Spirit River No. 133, M.D. of, Alberta

ONE-OF-A-KIND! Scenic 25.7 acres along the banks of the Spirit River! Just off pavement, with many mature trees, on a very quiet gravel road that currently is a school bus stop. There is a hay field and fenced pasture, a barn with entertainment loft and TWO HOMES (giving 5 bedrooms total)! There is also a 16 X 32 heated workshop/garage, a 20 X 24 shop with double doors, shed with roll up door, beautiful gazebo with fire pit, a green house, productive garden, dugout for watering animals and garden and a 2 storey play house (currently used as a wood shed). The large barn with stalls at the bottom, has a concrete floor and tons of extra storage! The loft is perfect for entertaining with a bar, room for a pool table, comes with projection TV/drop down screen and built in speakers for watching the game and a deck that over looks the property and the Spirit River. Perfect for a multi-generational family, assisted living or simply live in one home and rent the other out! Main home is a spacious 1,371 sqft bungalow with 2 bedrooms and main 3pc bathroom w/shower. The home has a wood stove in the living room, to keep things cozy and help with heating costs. At the other end of the home, laundry room, extra storage and access to the wheel chair ramp for the home. Home has had updated plumbing, wiring, insulation. The second home is a 1999, 1,280 sqft



manufactured home, with huge deck, large heated boot room, 3 bedrooms, walk in closet and 2 bathrooms (one with new shower). Many updates! Both homes come with appliances and the ride on mower. This property is only about 5 minutes North of Rycroft or about an hour from Grande Prairie! Rycroft has a school, shopping, a dance academy and agricultural grounds. Property is also only 10 min South of Dunvegan and the Peace River boat launch! All power on property is underground. Call to book your showing today; your oasis awaits!

Built in 1999

### **Essential Information**

MLS® #	A2206869
Price	\$475,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,381
Acres	25.70
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	785050 785a Township
Subdivision	NONE
City	Rural Spirit River No. 133, M.D. of
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3A0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
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Parking	Double Garage Detached, RV Access/Parking
# of Garages	2
Waterfront	River Front

## Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, Natural Gas, Wall Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Garden, Gazebo, Pasture, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s), Poured Concrete, Pillar/Post/Pier

## Additional Information

Date Listed	March 30th, 2025
Days on Market	79
Zoning	CR

## Listing Details

Listing Office	eXp Realty
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