

\$760,000 - 781004 Range Road 42, Rural Spirit River No. 133, M.D. of

MLS® #A2197461

\$760,000

4 Bedroom, 2.00 Bathroom, 1,981 sqft
Residential on 148.40 Acres

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

This great property features 148.4 acres on both sides of the river. It is mostly bush with trails cut into it, and huge yard site. It boasts a 1981sf home with amazing 3 season room, and great east facing front deck and wes back deck, both also get the wonderful south sun. You get a 30 x 40 heated garage with drain & 2 10' x 12' doors. Garage holds 2 2000 gal cisterns. As you enter the family room, you are greeted with bar, perfect for entertaining. The huge open kitchen boasts lots of dark cabinets, an island and a pantry and is open to the dining area, which has patio doors to the 3 season sun room. There is another family room off the dining area. You get vaulted ceilings, gas fireplace, built in shelving. There are large bedrooms. The master offers walk in closet & huge en suite with his and her sinks. This is a beautiful home with lots of light You have about 20 acres of trails cleared through out, wide enough for a truck, and open areas for picnics and camping. There is a dugout, and a pond . There is 5 acres of field and approx. 5 acres of yard, with 15 loads of gravel in drive. This is a perfect rec or cow quarter. You have new shingles on house and garage
Call to view

Built in 2012

Essential Information



| | |
|----------------|----------------------------------|
| MLS® # | A2197461 |
| Price | \$760,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,981 |
| Acres | 148.40 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------------|
| Address | 781004 Range Road 42 |
| 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 Available, Natural Gas Available |
| Parking Spaces | 20 |
| Parking | Double Garage Detached, Gravel Driveway, Parking Pad |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Sauna, Wet Bar |
| Appliances | Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Basement | None |

Exterior

| | |
|-------------------|----------|
| Exterior Features | Fire Pit |
|-------------------|----------|

| | |
|-----------------|-----------------|
| Lot Description | Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

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|----------------|---------------------|
| Date Listed | February 25th, 2025 |
| Days on Market | 79 |
| Zoning | Ag |

Listing Details

| | |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
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