# \$725,000 - 781004 Range Road 42, Rural Spirit River No. 133, M.D. of

MLS® #A2197461

#### \$725,000

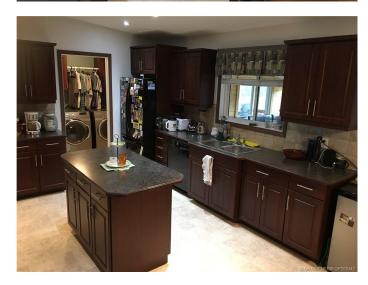
4 Bedroom, 2.00 Bathroom, 1,981 sqft Residential on 148.40 Acres

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 \$725,000

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 Parking Pad, Double Garage Detached, Gravel Driveway

# 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**

Date Listed February 25th, 2025

Days on Market 179

Zoning Ag

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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