



**GRASSROOTS**  
REALTY GROUP

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**795008 Range Road 44**  
**Rural Spirit River No. 133, M.D. of, Alberta**

**MLS # A2298265**



**\$774,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,458 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Gravel Driveway, Oversized, Quad or More Detached, See		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Conservation, Farm, Front		

<b>Heating:</b>	Forced Air, Oil	<b>Water:</b>	Dugout
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	32-79-4-W6
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, All Out Buildings, (5 granaries & 3 storage sheds)

Homestead dreams could be your reality! This incredible 160-acre farm has been cherished by the same family for 95 years, and now it's ready to be passed on to the next generation of farming roots and rural legacy. Set on a dead-end road off RR 44 down the Volin RD this stunning parcel offers peace, privacy, and potential, bordered by Ducks Unlimited conservation land to the North and West, and neighboring farms to the South and East. The property features: 20-acre homesite, 10 acres of mature trees, and 130 acres of prime Peace Country farmland. Outside offers a 40'x60' insulated tin shop with concrete floor, floor drain, water lines, wood stove, office, mezzanine storage, and dual overhead doors. Outbuildings include 5 graineries, 3 storage sheds, and 3 dugouts throughout the property, supporting both crop and livestock possibilities. The 1991-built 1458 sq.ft bungalow offers cozy, updated living with newly installed front steps and new windows throughout in 2021. The spacious foyer leads to main floor laundry with sink just off the upgraded kitchen featuring custom organizer shelving, French pantry, and center island bar. The open concept living space is complete with 2 bedrooms, 1 large bathroom, and new paint and trim. The unfinished basement features new furnace in 2022 and newer hot water tank and offers ample space for future development. Whether you're looking to farm, homestead, or simply enjoy the serenity of nature, this land is irreplaceable. Embrace the heritage, the fertile ground, and the unmatched location in the picturesque Dunvegan area. Build your family's legacy with this once-in-a-century opportunity!