



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

770052 RGE RD 52 NW
Rural Spirit River No. 133, M.D. of, Alberta

MLS # A2322830



\$478,500

Division:	NONE		
Cur. Use:	Farm, Other, Pasture, See Remarks		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	-		
Lot Size:	117.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Farm,		

Heating:	-	Water:	Dugout
Floors:	-	Sewer:	Holding Tank, Open Discharge
Roof:	-	Near Town:	Rycroft
Basement:	-	LLD:	15-77-5-W6
Exterior:	-	Zoning:	AG 1
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected
Features:	-		

Major Use: Hay, Hobby Farm

Your private country retreat is waiting with a NEW PRICE of \$478,500.00! Located approximately 30 minutes north of Grande Prairie and just 10 minutes south of Rycroft, this 117-acre river lot offers space, privacy, and endless potential for the next owner to make it their own. The property features an older double-wide home set on a concrete basement (24 x 60) hosting 3 bedrooms, 2 bathrooms, and a porch addition, providing plenty of room to add your personal touch for you and your family or build your Dream Home here. A heated shop (24' x 40', door 13'6" W x 14' H) with power, gas, and a concrete floor offers excellent workspace, while additional outbuildings include sheds, an older chicken coop, and shelter space. Approximately 25 acres are in mixed hay, with the balance of the upper land thoughtfully landscaped with fruit trees, garden space, a gazebo, and areas suited for a few animals. Whether you dream of raising cows, chickens, pigs, growing your own garden, or simply enjoying peaceful country living, this parcel is ready for your vision. West of the main yard, the river hills roll through large trees down toward the riverbank below, creating a natural setting that draws wildlife and invites outdoor adventure. Reopen the old road and trails through the bush to create your own private oasis, walking paths, or quiet escape near the river. If you are looking for privacy, room to raise a family in the country, space for animals, and the opportunity to build your own slice of heaven, this 117-acre property may be exactly what you have been waiting for. Schedule your private tour today! Please do not go on the property unescorted; only view with your Realtor. Please copy and paste the attached URL for information on the Central Peace Water Project: <https://majorprojects.alberta.ca/details/Central-Peace-Regional-Water-Project-Phase-1-and-2/4204>

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