



GRASSROOTS
REALTY GROUP

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783026 2 Highway
Rural Spirit River No. 133, M.D. of, Alberta

MLS # A2333821



\$635,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,610 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	24.73 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Secluded		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	See Remarks, Vinyl Windows

Water:	Cistern
Sewer:	Pump, Septic Tank
Condo Fee:	-
LLD:	36-78-5-W6
Zoning:	AG1
Utilities:	-

Inclusions: Green house, blinds

Nestled along Highway 2 in the M.D. of Spirit River No. 133, just a couple of kilometers north of Rycroft, this exceptional property sits on nearly 25 acres of beautiful country land. Framed by mature shelterbelt trees, scenic winding streams, and private trails cut throughout the acreage, it offers the ultimate combination of rural privacy, natural beauty, and high-capacity outbuilding space. The home features a bright, open-concept layout designed for effortless living and entertaining. The expansive family room flows seamlessly into the dining space and an inviting kitchen equipped with warm oak cabinetry and a raised breakfast bar. A dedicated laundry room offers convenient storage and direct deck access. This home includes four bedrooms, highlighted by a primary suite with a large closet and a private four-piece ensuite bathroom. A seamless addition expands the home even further, featuring comfortable in-floor heat, a welcoming foyer to keep entryways clutter-free, and a cozy den perfect for a secondary lounge, media room, or home office. Outdoor living is anchored by an expansive front deck stretching across the home, providing an ideal spot to relax and take in the peaceful countryside. The surrounding yard borders a river with trails and wild berries to enjoy. The whole property is meticulously kept, featuring a shaded fire pit area complete with a concrete patio, paved walkways, and a bench swing. As a true feature business opportunities, hobbies, or heavy storage, the property includes an impressive shop. The building features a 36 x 32 foot fully enclosed shop with 2 12 ft power operated overhead doors and equipped with both natural gas heat and a wood-burning fireplace, alongside water and a natural gas hookup for BBQs. Spanning beyond the heated area is a massive 65 x 32 foot cold storage portion also with 2 12 ft manual overhead doors, offering

incredible room for large equipment, vehicles, and projects. The shop is finished with concrete floor, high-clearance bay doors and everything you need in a dream shop. Completing this total package is a 9 acre section that you could fence or farm for animals as well as a dedicated pump house equipped with an RV power plug, 3000 gallon cistern, a secondary industrial built metal storage shed and everything you need to make this property ideal for you, your family, your business and everything in between.