



GRASSROOTS
REALTY GROUP

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

MLS # A2336099



\$749,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,458 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	160.00 Acres		
Lot Feat:	Farm		
Heating:	Forced Air, Oil	Water:	Dugout
Floors:	Carpet, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-79-4-W6
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Sewer Connected, Water

Features: See Remarks

Inclusions: NA

Some properties are simply bought and sold. Others are held for generations. For approximately 95 years, this remarkable 160-acre farm in Alberta's picturesque Dunvegan area has remained in the care of the same family. Now, for the first time in nearly a century, a new owner has the opportunity to carry that legacy forward. Situated at the end of a quiet dead-end road off Range Road 44 via Volin Road, the property offers outstanding privacy while remaining within practical reach of Fairview, Spirit River, Rycroft, and Grande Prairie. Bordered by Ducks Unlimited conservation lands to the north and west, with neighbouring farms to the south and east, the setting is peaceful, protected, and deeply connected to the agricultural landscape of the Peace Country. The quarter section includes approximately 130 acres of productive farmland, a well-established 20-acre homesite, and roughly 10 acres of mature trees. Three dugouts provide valuable water resources for livestock and agricultural use, while the mature tree cover offers shelter, privacy, and excellent wildlife habitat. Deer, moose, waterfowl, and other wildlife are common throughout the surrounding Peace River country. At the heart of the property is a comfortable 1,458 sq. ft. bungalow built in 1991. The main floor features a spacious foyer, laundry with sink, upgraded kitchen with custom organizer shelving, French pantry and centre island, an open-concept living area, two bedrooms, and one large bathroom. New windows and front steps were completed in 2021, along with updated paint and trim. The unfinished basement offers excellent potential for additional bedrooms, recreation space, storage, or a home office. A new furnace was installed in 2022, along with a newer hot water tank. A major highlight is the 40' x 60' insulated metal-clad shop with concrete floor, floor drain, water lines, wood

stove, office, mezzanine storage, and two overhead doors. Five granaries and three storage sheds provide additional capacity for grain, feed, machinery, tools, and equipment. Whether you are expanding a farm operation, raising livestock, creating a self-sufficient homestead, operating a rural business, or simply searching for space and independence, this property offers the land, water, infrastructure, and setting to make it possible. After nearly a century in the same family, this exceptional Dunvegan-area farm is ready for its next chapter. The land is productive, the infrastructure is established, and the history is already here—waiting for someone new to carry it forward.