



GRASSROOTS
REALTY GROUP

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782055 Range Road 54
Rural Spirit River No. 133, M.D. of, Alberta

MLS # A2343700



\$385,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Park Model		
Size:	776 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	3.36 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Propane	Water:	Cistern
Floors:	Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	AR
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, Pantry, See Remarks		

Inclusions: 2200 Gallon Cistern, 40x40 Shop, Barn, Outhouse and 2 Sheds

Some properties are more than a place to live, they are a place for family to gather, traditions to be made, and memories to last for generations. This truly unique 3.63 acre property, located just steps from beautiful Nardam Campground in the M.D. of Spirit River, has been thoughtfully set up to offer an incredible recreational lifestyle unlike anything else on the market. Imagine the whole family arriving for the weekend, with RV sites already set up and three 30-amp hookups ready for campers. Spend the morning walking over to Nardam Campground with the grandchildren to fish for trout off the dock, then come home and gather together for breakfast in the outdoor kitchen. Afternoons can be spent simply relaxing among the mature trees, lush greenery, rose bushes and fruit trees. As evening settles in, gather around the firepit to roast marshmallows, share stories and enjoy the peace and privacy of country living. The 30' x 34' powered barn has been transformed into so much more than an outbuilding. With an outdoor kitchen and food preparation area, woodworking shop and space for family and friends to gather, it becomes a natural extension of the recreational lifestyle this property offers. An outhouse adds convenience for guests and campers, making it easy to host family weekends! A creek meanders through the property, adding even more character to an already beautiful setting. At the heart of the property is a well-appointed 2015 Park Model Home featuring 1 bedroom and 1 bathroom, along with a 12' x 18' addition with its own separate entrance that offers flexibility as additional sleeping space, an office or guest area. Two decks provide peaceful places to sit and enjoy the surroundings. Inside, the home features dark wood cabinetry, stainless steel appliances including a gas stove, a built-in double pantry and an abundance of windows that bring in natural light and

views of the property. Sliding doors provide easy access to the deck, while central air conditioning and propane heat offer year-round comfort. For those needing space for hobbies, equipment or projects, the property also features an impressive 40' x 40' powered shop heated by a wood stove. Whether you envision it as your private recreational retreat, a gathering place where children and grandchildren can spend their summers, or a peaceful acreage to call home, this property offers something incredibly special.