$775,000 - 51002 Twp Rd 794, Rural Spirit River No. 133, M.D. of

MLS® #A2255810

$775,000
3 Bedroom, 2.00 Bathroom, 1,279 sqft
Residential on 161.00 Acres

NONE, Rural Spirit River No. 133, M.D. of, Alberta

Exquisite Renovated Bungalow on 161 Acres â€“ Private Paradise Bordering the Coulee Banks

Discover this stunning, fully developed bungalow set on just under 161 acres of pristine land. Beautifully renovated and thoughtfully designed, this property offers comfort, charm, and endless opportunities.

Inside, youâ€™ll find 3 spacious bedrooms and 2 modern bathrooms, along with an inviting living room featuring a wood-burning stoveâ€”perfect for cozy winter nights. The large basement recreation area is ideal for entertaining, hobbies, or creating your dream space, while the additional office/den provides flexibility for work or leisure.

Step outside to enjoy the expansive composite deck, designed for durability and perfect for morning coffee, family gatherings, or simply soaking in the breathtaking surroundings.

Outbuildings and property highlights include:
 â€¢ 28â€™ x 36â€™ oversized detached garage
 â€¢ 16â€™ x 24â€™ barn with corrals & watering system
 â€¢ 26â€™ x 36â€™ insulated calving barn with concrete pad

â€¢ 5 dugouts across cross-fenced pastures, one aerated & fish-ready
â€¢ 3,000-gallon cistern with option to switch to dugout water

Recent upgrades provide peace of mind, including newer windows (6 years), septic tanks (4 years), siding (4 years), metal roofing (11 years), and wiring (6 years).

Bordering the coulee banks, this property is a haven for wildlifeâ€"regularly visited by elk, deer, moose, and more. With its mix of natural beauty, modern upgrades, and functional outbuildings, this acreage truly is a private paradise.

Built in 1979

Essential Information

MLS® #	A2255810
Price	$775,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,279
Acres	161.00
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	51002 Twp Rd 794
Subdivision	NONE
City	Rural Spirit River No. 133, M.D. of
County	Spirit River No. 133, M.D. of
Province	Alberta

Postal Code	T0H 3A0

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Satellite Internet Available
Parking Spaces	20
Parking	Double Garage Detached, Gravel Driveway, Oversized, Parking Pad, RV Access/Parking, Driveway, Garage Faces Front, Insulated
# of Garages	2
Waterfront	Pond

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Oil
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Garden, Lawn, Many Trees, Private
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	6
Zoning	AG 1

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals

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