

# \$199,000 - Twp 784 Twp 784, Rural Spirit River No. 133, M.D. of

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MLS® #A2217219

**\$199,000**

1 Bedroom, 1.00 Bathroom, 624 sqft  
Residential on 22.41 Acres

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

**ARE YOU LOOKING FOR AN ACREAGE!**

22.41 acres!!! Fenced and cross fenced.

Bordered by creek and few trees is this great haven already set up for horses. If you are looking for peace and quiet, this is the home for you. This property is about 50 mins from Grande Prairie, 8 mins from Rycroft, and boasts a cute 3 season cabin with cosy living room with wood stove and propane wall heater, and beautiful hardwood floor. You also get great kitchen with gas stove, and lovely bathroom with sauna. The toilet is an off grid toilet and works beautifully. This home has 1 bedroom, and walk in closet. There is a cute deck as well, to enjoy the peace and quiet. There is a 30 x 60 tarp shed with extra rafters, and double steel. There is also 4 sheds including a tack shed, and there is a green house, and child play area. This can be your get away place, or it could be come your forever home. Gas is on the property.

Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2217219  |
| Price     | \$199,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                                       |
|----------------|---------------------------------------|
| Full Baths     | 1                                     |
| Square Footage | 624                                   |
| Acres          | 22.41                                 |
| Year Built     | 2015                                  |
| Type           | Residential                           |
| Sub-Type       | Recreational                          |
| Style          | Acreage with Residence, Cottage/Cabin |
| Status         | Active                                |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | Twp 784 Twp 784                     |
| 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**

|                |             |
|----------------|-------------|
| Parking Spaces | 5           |
| Parking        | Parking Pad |

### **Interior**

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Sauna, Walk-In Closet(s) |
| Appliances        | Refrigerator             |
| Heating           | Propane, Wall Furnace    |
| Cooling           | None                     |
| Fireplace         | Yes                      |
| # of Fireplaces   | 1                        |
| Fireplaces        | Wood Burning Stove       |
| Basement          | None                     |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Playground                                       |
| Lot Description   | Creek/River/Stream/Pond, Pasture, Seasonal Water |
| Roof              | Metal  |
| Construction      | Metal Frame                                      |

### **Additional Information**

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2025 |
|-------------|---------------|

Days on Market      1  
Zoning                      ag

**Listing Details**

Listing Office              Sutton Group Grande Prairie Professionals

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