

\$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

Zoning AG 1

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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