\$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, you'II 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: • 28' x 36' oversized detached garage

• 16' x 24' barn with corrals & watering system

• 26' x 36' insulated calving barn with concrete pad







• 5 dugouts across cross-fenced pastures,
one aerated & fish-ready
• 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, Satellite Internet Available, Sewer Connected,

Water Connected

Parking Spaces 20

Parking Double Garage Detached, Driveway, Garage Faces Front, Insulated,

Oversized, Parking Pad, RV Access/Parking, Gravel Driveway

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, Private, Many Trees

Roof Metal

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 53
Zoning AG 1

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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