

**7855050 785A Township**  
**Rural Spirit River No. 133, M.D. of, Alberta**

**MLS # A2206869**



**\$485,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	25.70 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Garden, Gazebo, Pasture		

<b>Heating:</b>	Forced Air, Natural Gas, Wall Furnace	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s), Pillar/Post/Pier, Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** Outbuildings, blinds, ride on lawn mower, fridge in loft plus fridges, stoves, dishwashers and washer/dryers in each house.

ONE-OF-A-KIND! Scenic 25.7 acres along the banks of the Spirit River! Just off pavement, with many mature trees, on a very quiet gravel road that currently is a school bus stop. There is a hay field and fenced pasture, a barn with entertainment loft and TWO HOMES (giving 5 bedrooms total)! There is also a 16 X 32 heated workshop/garage, a 20 X 24 shop with double doors, shed with roll up door, beautiful gazebo with fire pit, a green house, productive garden, dugout for watering animals and garden and a 2 storey play house (currently used as a wood shed). The large barn with stalls at the bottom, has a concrete floor and tons of extra storage! The loft is perfect for entertaining with a bar, room for a pool table, comes with projection TV/drop down screen and built in speakers for watching the game and a deck that over looks the property and the Spirit River. Perfect for a multi-generational family, assisted living or simply live in one home and rent the other out! Main home is a spacious 1,371 sqft bungalow with 2 bedrooms and main 3pc bathroom w/shower. The home has a wood stove in the living room, to keep things cozy and help with heating costs. At the other end of the home, laundry room, extra storage and access to the wheel chair ramp for the home. Home has had updated plumbing, wiring, insulation. The second home is a 1999, 1,280 sqft manufactured home, with huge deck, large heated boot room, 3 bedrooms, walk in closet and 2 bathrooms (one with new shower). Many updates! Both homes come with appliances and the ride on mower. This property is only about 5 minutes North of Rycroft or about an hour from Grande Prairie! Rycroft has a school, shopping, a dance academy and agricultural grounds. Property is also only 10 min South of Dunvegan and the Peace River boat launch! All power on property is underground. Call to book your showing

today; your oasis awaits!