

\$775,000 - 65008 774 Township, Rural Spirit River No. 133, M.d. Of

MLS® #A2250052

\$775,000

4 Bedroom, 2.00 Bathroom, 1,831 sqft
Single Family on 10.90 Acres

N/A, Rural Spirit River No. 133, M.d. Of, Alberta

Nestled on 10.9 acres of pristine Peace Country landscape just minutes South West of Spirit River, this custom-crafted 1½-storey log home blends rustic elegance with modern comforts and boundless outdoor charm. Step inside to discover stunning vaulted ceilings and exposed beams, while pine and cedar tongue-and-groove walls add warmth and character. The living room harmonizes with nature through a soaring fireplace boasting a hearth and mantle that anchor the space. The kitchen and dining area are drenched in morning light, thanks to striking bay, floor-to-ceiling windows facing east—ideal for enjoying sunrise breakfasts beside the gas stove and custom pine cabinetry. The main floor also offers an office, a 3-piece bathroom with shower, and the convenience of main floor laundry with a chute. The fully developed basement extends inviting entertainment space, complete with two additional bedrooms, a den (currently being used as a bedroom), a cold room and utility room with on-demand hot water. The home's comfort is amplified by efficient in-floor heating throughout, and its legacy is built to last on a cedar-shake roof. The property's infrastructure is impressive: a massive 38ft x 58 ft heated shop (with its own bathroom, in-floor heat, and mezzanine office); lush perennial gardens, vegetable garden, fruit trees, a greenhouse and chicken



coop for homesteading; and leisure options including a pool with deck, trampoline, fire pit, and generous outdoor deck spaces to suit gatherings of any size. A short drive into Spirit River grants access to everyday essentials and community facilities such as schools (Ste.Marie Catholic School and Spirit River Regional Academy), a library, museum, curling rink, arena, the Richardson Pioneer Central Peace Aquatic Centre, a community hall, and clinics including the Central Peace Health Centre and Hospital. The health centre includes physician, dentist, physiotherapist, acupuncture and massage services. Outdoor enthusiasts will appreciate being only ~27km from Moonshine Lake Provincial Park, offering beaches, playgrounds, hiking and biking trails, picnic and fire-pit areas, and summer and winter recreational activities including cross-country skiing. The town also supports active aging programs, community events, and family support services, ensuring a well-rounded rural lifestyle. This is truly peaceful, practical, and picturesque living—a move-in ready property that delivers a perfect marriage of rural lifestyle and creature comforts. Don't miss this rare chance to own your piece of the Peace Country.

(id:6289)

Built in 1977

Essential Information

Listing #	A2250052
Price	\$775,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,831
Acres	10.90
Year Built	1977
Type	Single Family
Sub-Type	Freehold

Community Information

Address	65008 774 Township
Subdivision	N/A
City	Rural Spirit River No. 133, M.d. Of
Province	Alberta
Postal Code	T0H3G0

Amenities

Amenities	Golf Course, Shopping
Utilities	Electricity, Natural Gas
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Washer & Dryer
Heating	Natural gas In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Log
Exterior Features	Garden Area, Landscaped
Construction	Log
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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