

\$274,900 - 63050 770 Township, Rural Spirit River No. 133, M.d. Of

MLS® #A2253954

\$274,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 24.00 Acres

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

Nestled just 15 min South-West of Spirit River—approximately an hour North of Grande Prairie—this sprawling 24.8-acre acreage offers an exceptional blank canvas for families dreaming of a tranquil rural lifestyle that’s surprisingly within reach of modern conveniences. Already equipped with all utilities, some corrals for livestock, and some new fencing, this land is move-in ready for future development. While the existing home and shop hold no value (needs much TLC) and are included —as is,— (grain truck is excluded)—the home could also be fully renovated for living space. Imagine building your dream home surrounded by rolling pasture, lush sheltering trees, and a dugout, all positioned just minutes from the scenic Saddle Hills and Chinook Valley Golf Club. Spirit River’s robust amenities serve your everyday needs: a hospital, clinic, arena, curling rink, outdoor pool, library, museum, and community hall all lie within town limits. Families will appreciate easy access to schools—St. Marie Catholic School (elementary) and Spirit River Regional Academy (K-12). Call to book your showing today! (id:6289)



Essential Information

Listing #	A2253954
Price	\$274,900
Bathrooms	0.00
Acres	24.00
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	63050 770 Township
Subdivision	N/A
City	Rural Spirit River No. 133, M.d. Of
Province	Alberta
Postal Code	T0H3G0

Amenities

Utilities	Electricity, Natural Gas
-----------	--------------------------

Listing Details

Listing Office	eXp Realty
----------------	------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 24th, 2025 at 7:16am PDT