

\$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
Single Family on 161.00 Acres

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

Exquisite Renovated Bungalow on 161 Acres
“ Private Paradise Bordering the Coulee BanksDiscover 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™ll find 3 spacious bedrooms and 2 modern bathrooms, along with an inviting living room featuring a wood-burning stove—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 waterRecent 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 wildlife”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. (id:6289)

Built in 1979

Essential Information

Listing #	A2255810
Price	\$775,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,279
Acres	161.00
Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	51002 Twp Rd 794
Subdivision	N/A
City	Rural Spirit River No. 133, M.d. Of
Province	Alberta
Postal Code	T0H3A0

Amenities

Utilities	Electricity, Sewer, Water
Features	PVC window
Parking Spaces	20
Parking	Detached Garage, Gravel, Oversize, Parking Pad, RV
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Washer & Dryer
Heating	Oil Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office Sutton Group Grande Prairie Professionals



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