

# **\$725,000 - 781004 Range Road 42, Rural Spirit River No. 133, M.D. of**

MLS® #A2197461

## **\$725,000**

4 Bedroom, 2.00 Bathroom, 1,981 sqft  
Residential on 148.40 Acres

NONE, Rural Spirit River No. 133, M.D. of, Alberta

This great property features 148.4 acres on both sides of the river. It is mostly bush with trails cut into it, and huge yard site. It boasts a 1981sf home with amazing 3 season room, and great east facing front deck and wes back deck, both also get the wonderful south sun. You get a 30 x 40 heated garage with drain & 2 10' x 12' doors. Garage holds 2 2000 gal cisterns. As you enter the family room, you are greeted with bar, perfect for entertaining. The huge open kitchen boasts lots of dark cabinets, an island and a pantry and is open to the dining area, which has patio doors to the 3 season sun room. There is another family room off the dining area. You get vaulted ceilings, gas fireplace, built in shelving. There are large bedrooms. The master offers walk in closet & huge en suite with his and her sinks. This is a beautiful home with lots of light You have about 20 acres of trails cleared through out, wide enough for a truck, and open areas for picnics and camping. There is a dugout, and a pond . There is 5 acres of field and approx. 5 acres of yard, with 15 loads of gravel in drive. This is a perfect rec or cow quarter. You have new shingles on house and garage  
Call to view

Built in 2012

## **Essential Information**



MLS® #	A2197461
Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,981
Acres	148.40
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	781004 Range Road 42
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 Available, Natural Gas Available
Parking Spaces	20
Parking	Parking Pad, Double Garage Detached, Gravel Driveway
# of Garages	3

### Interior

Interior Features	Sauna, Wet Bar
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Fire Pit
-------------------	----------

Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	196
Zoning	Ag

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.