

\$494,000 - 773012 54 Range, Rural Spirit River No. 133, M.D. of

MLS® #A2215405

\$494,000

4 Bedroom, 2.00 Bathroom, 1,598 sqft
Residential on 6.72 Acres

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

Escape to Timeless Tranquility â€“ Log Home on 7.37 Acres in Silverwood, Alberta, just North of Sexsmith. Some places donâ€™t just house youâ€™they hold you. Tucked at the end of a quiet road, just 35 minutes north of Grande Prairie, 15 min South of Rycroft and only 30 min from North to the Peace River and Dunvegan boat launch. This breathtaking 7.37-acre log home acreage feels like a deep exhale from the world. From the moment you arrive, the scent of pine, the rustle of mature trees, and the stillness of nature wrap around you like a well-worn blanket. This is a home built not just with timber and stoneâ€™but with soul. Step inside and feel the warmth radiate from hand-hewn logs and rich hardwood floors. Gaze up to soaring vaulted ceilings, then settle in by the grand stone fireplaceâ€™currently gas, but ready to return to wood if you crave the crackle of a true fire. The kitchen? Itâ€™s where stories are shared and recipes passed down, with tile counters, gas stove, new dishwasher, and doors that open to a sun-drenched deck where hummingbirds might join you for coffee. There is one bedroom, den/office and 3pc bathroom with soaker tub additionally on the main floor. Upstairs, three more bedrooms await. The primary? It has its own private balconyâ€™a front-row seat to the stars and Northern Lights. Downstairs, a walk-out basement offers a cozy



family room, workshop space (WITH 220V X 2), additional bathroom with shower; untapped potential awaits! Outdoors, your own slice of Canadiana unfolds: complete with fenced yard for furry friends, garden boxes for your hands to sink into, family sized fire pit for s'mores and a working pond and dugout that sparkles with life. There's power near the shed and the charm of a small. This isn't just a home. It's a retreat, a sanctuary, and a legacy waiting to be written. HE furnace updated in 2019 Furnace, 2020 HWT and Ride on lawn mower included. Potential for property to be fenced for horses.

Built in 1976

Essential Information

MLS® #	A2215405
Price	\$494,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,598
Acres	6.72
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	773012 54 Range
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 Connected, Natural Gas Connected
Parking	Parking Pad

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Jetted Tub, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Refrigerator, Gas Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Balcony
Lot Description	Garden, Landscaped, Wooded
Roof	Asphalt Shingle
Construction	Concrete, Log
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2025
Days on Market	158
Zoning	Ag 1

Listing Details

Listing Office	eXp Realty
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