

# \$360,000 - 63050 770 Township, Rural Spirit River No. 133, M.D. of

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MLS® #A2253954

**\$360,000**

0 Bedroom, 0.00 Bathroom,  
Land on 24.00 Acres

NONE, 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!



## Essential Information

MLS® #	A2253954
Price	\$360,000
Bathrooms	0.00
Acres	24.00
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	63050 770 Township
Subdivision	NONE
City	Rural Spirit River No. 133, M.D. of
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

### Amenities

Utilities	Electricity Available, Natural Gas Available, Satellite Internet Available
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### Additional Information

Date Listed	August 30th, 2025
Days on Market	1
Zoning	AG

### Listing Details

Listing Office	eXp Realty
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