

50046 Twp 784  
Rural Spirit River No. 133, M.D. of, Alberta

MLS # A2217219



**\$199,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	Acreage with Residence, Cottage/Cabin		
<b>Size:</b>	624 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	22.41 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Pasture, Seasonal Water		

<b>Heating:</b>	Propane, Wall Furnace	<b>Water:</b>	Cistern
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	25-78-5-W6
<b>Exterior:</b>	Metal Frame	<b>Zoning:</b>	ag
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Sauna, Walk-In Closet(s)		

**Inclusions:** 4 shed, green house, water cistern and tank, tarp quonset, wood stove, propane wall heater

ARE YOU LOOKING FOR AN ACREAGE! 22.41 acres!!! Fenced and cross fenced. Bordered by creek and few trees is this great haven already set up for horses. If you are looking for peace and quiet, this is the home for you. This property is about 50 mins from Grande Prairie, 8 mins from Rycroft, and boasts a cute 3 season cabin with cosy living room with wood stove and propane wall heater, and beautiful hardwood floor. You also get great kitchen with gas stove, and lovely bathroom with sauna. The toilet is an off grid toilet and works beautifully. This home has 1 bedroom, and walk in closet. There is a cute deck as well, to enjoy the peace and quiet. There is a 30 x 60 tarp shed with extra rafters, and double steel. There is also 4 sheds including a tack shed, and there is a green house, and child play area. This can be your get away place, or it could be come your forever home. Gas is on the property.