

51002 TWP RD 794

Rural Spirit River No. 133, M.D. of, Alberta

MLS # A2255810



\$775,000

Heating:	Forced Air, Oil	Water:	Cistern, Dugout
Floors:	Vinyl	Sewer:	Holding Tank, Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	26-79-5-W6
Exterior:	Vinyl Siding	Zoning:	AG 1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Satellite Internet, Sewer Connected
Features:	Ceiling Fan(s), Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Exquisite Renovated Bungalow on 161 Acres &ndash; Private Paradise Bordering the Coulee Banks Discover 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&rsquo;ll find 3 spacious bedrooms and 2 modern bathrooms, along with an inviting living room featuring a wood-burning stove&mdash;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&rsquo; x 36&rsquo; oversized detached garage
- 16&rsquo; x 24&rsquo; barn with corrals & watering system
- 26&rsquo; x 36&rsquo; 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 water

Recent 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&mdash;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.