

**64013 TWP 774**  
**Rural Spirit River No. 133, M.D. of, Alberta**

**MLS # A1066488**



**\$420,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	1972 (49 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Carport, Parking Pad		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas, Wood	<b>Water:</b>	Cistern
<b>Floors:</b>	-	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	-	<b>Near Town:</b>	Spirit River
<b>Basement:</b>	None	<b>LLD:</b>	20-77-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ag
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For
<b>Features:</b>	-		

**Major Use:** Other

This amazing property is treed with cut lines cleared through out, and open spaces in the middle. It is perfect for hunting, getting off the grid or just getting away from the hustle and bustle of city life. It is very private with perimeter fence. . You are near the Saddle Hills, and surrounded by fields. There is abundance of wildlife, including elk, deer, moose. There is a hunting camp, or get away, set up in the bush. It is secluded, heated, and has a bathroom. This parcel of land is also perfect for cows and horses, since you have 3 dugouts, and 4000 gallon cistern for water. The yard boasts a garden, and orchard of apple, cherry , crab apple, raspberries and straw berries. You get a 64 x 32 metal shop with part cement floor, and part gravel, with doors on each end, 12 x 12, and 12 x 16, and electricity. You are about 6 mins to Spirit River which has hospital, schools, and stores, and about 45 mins to Grande Prairie. This property consists of a 1920 sf home. It is a 14 x 64 manufactured home that has been redone, with a 16 x 64 addition built in 2002. The home has new peaked metal roof over the entire home, newer windows, with 2 inch SM Styrofoam insulation on mobile and 6 inch wall in the addition. New siding, covered deck that wraps around the front, porch, 2 wood stoves, natural gas furnace, and solar power as well as electricity. Inside is very bright with open living room with wood stove, dining room and kitchen. Kitchen boasts island, with raised eating bar, pantry, and plenty of cupboards and counters. There is a second family room with another wood stove, 3 bedrooms, the master with patio doors to back deck, laundry room, and a bathroom. This home is perfect for the person who wants to be self sufficient with chicken coupes, wood shed, car port, and shed. You have a privacy gate at the driveway as well. If you want a home in the country, peace and quiet, abundance of

wildlife, this is the home for you...call to view today