

**54046 Township Road 783
Rural Spirit River No. 133, M.D. of, Alberta**

MLS # A1131167



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, 1 and Half Storey		
Size:	1,417 sq.ft.	Age:	1936 (86 yrs old)
Beds:	3	Baths:	2
Garage:	Quad or More Attached, RV Garage		
Lot Size:	10.00 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s)		

Heating:	Central, Natural Gas	Water:	Cistern, Dugout
Floors:	Carpet, Laminate, Linoleum	Sewer:	Lagoon
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	20-78-5-W6
Exterior:	Vinyl Siding	Zoning:	AG1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: -

ONE OF A KIND! This FARMHOUSE was renovated in 2005 and has an amazing 4 car, 70 x 30 garage with a 5 inch concrete pad, 2x6 walls and R40 blown in insulation. Garage has 220v , is heated, has two sumps, concrete floor and has a fridge that is staying as well. Outside you also have a 32 x 40 ft Barn w/12x12 door (has water and electricity) and 10x40 carport WITH a 100 x 150ft outdoor riding arena. The 40x60 shop w/14x14 ft door, stick frame built on concrete pilings that are 8ft in the ground and 8x12 mezzanine. Inside the home, you have a vaulted ceiling in the living room with windows that welcome in the warm Southern light and patio doors to the wrap around deck. Kitchen has lots of cupboard space and skylight from above. Dinning room has doors to the deck with hook ups for your gas bbq. Master bedroom and bathroom with jacuzzi tub and laundry are all on main floor. Upstairs, two more bedrooms, that are ready for finishing touches. New windows have already been installed! Downstairs, you have a large entertainment room, or possible bedroom, with walk out basement and another bathroom w/shower. Lots of storage room and closets. Utility room includes a brand NEW hot water tank, 15 year old furnace, filtration system with UV for dugout or cistern water. All electrical has been redone! Greenhouse and old log cabin along with plum, cherry, rhubarb and hasp bushes are outside just to the West. This property is ready and waiting for you!