

**42022 794 Township
Spirit River, Alberta**

MLS # A2106647



\$469,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,232 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	22.61 Acres		
Lot Feat:	No Neighbours Behind, Landscaped, Pasture, Wooded		

Heating:	Baseboard, Boiler, Hot Water, Oil	Water:	Dugout
Floors:	Hardwood, Laminate, Linoleum, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	27-79-4-W6
Exterior:	Composite Siding, Vinyl Siding	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: aerator, outbuildings, swing set, greenhouse

P R I V A T E acreage close to Spirit River and Rycroft! Mins South of the Peace River and Dunvegan boat launch, 17 min North of Rycroft/Spirit River. Home is spacious and has 4 bedrooms 2 1/2 bathrooms, attached heated garage, workshop, barn w/lean-to, horse paddocks and shelter. Huge garden and greenhouse for the green thumb; productive soil for fruits and veggies. Manicured landscape with park like setting, walking trails, cross-country ski or go for a ride. Home is well insulated, with 11 inch walls and added blown-in insulation in attic, newer composite shingles (Oct 2019) triple pane windows on most of the home, boiler has been recently serviced, dugout maintained and treated every spring (aerator is 3-4 years old) and septic system was cleaned fall 2023. Newer flooring and paint in the last five years, most recently in Jan 2024. This 4 level split home has an entry at the front, into the living room with vinyl plank flooring and vaulted ceilings; large windows that look South. Upstairs, enter the kitchen and dinning area. Kitchen has oak cabinets and lots of counter space for meal prep, baking and all of your small kitchen appliances. Doors off of the dining area open to the enclosed deck; currently used as a work out area and home to a bistro patio set for watching sunsets. Around the corner, the primary bedroom has hardwood flooring and a 3pc ensuite w/shower. Down the hall, two more good sized bedrooms and a main bathroom with tub/shower. Downstairs, you have another bedroom (currently used as a craft room), a large entertainment room with wood fireplace, back entrance with office area, laundry and another bathroom, with double vanity. A utility room houses the hot water boiler system, HWT and extra storage. The garage also has an entry here; it is heated with a cement floor, two 220v (30 amp and 15 amp), overhead garage door and

man door to the outside as well. The exterior boasts a maintained barn (with water system - not currently in use, shut-offs in house), graineries (that make excellent chicken coops), a 240v generator plug and 6,500 watt generator. Lots of room for the RV! Many outbuildings and sheds including a livestock shelter or equipment shed, storage shed for quads or snowmobiles, greenhouse, AND your very own outhouse. Call to book your private showing today!