

\$316,000 - 51005 Hwy 49, Rural Spirit River No. 133, M.D. of

MLS® #A2196268

\$316,000

2 Bedroom, 1.00 Bathroom, 1,020 sqft
Residential on 5.68 Acres

NONE, Rural Spirit River No. 133, M.D. of, Alberta

Cute 2 bedroom character home on just under 6 acres with 30' x 32' heated shop and highway access. Totally updated home features open, modern kitchen with bright natural light, lots of counters/ cupboards, and granite countertops. Main floor hosts good size family room, two bedrooms and modern full bathroom. Second huge family space in the basement with new flooring, ready for your personal design. Everything in this house has been updated. Detached shed for extra storage. Large garden with several established flower beds. Seasonal creek runs along one edge of the property. Cistern and dugout water sources. Large south east facing deck. Lots of parking space. Seller to put in new septic mound by possession. Very close to town with grocery, bank, post office, school, restaurants... this acreage won't be on the market long!! Move in ready.

Essential Information

MLS® #	A2196268
Price	\$316,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,020



Acres	5.68
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	51005 Hwy 49
Subdivision	NONE
City	Rural Spirit River No. 133, M.D. of
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3A0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond
Roof	Metal
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Days on Market	21
Zoning	ag

Listing Details

Listing Office

Sutton Group Grande Prairie Professionals

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