

# **\$699,900 - 770053 Highway 2, Rural Spirit River No. 133, M.D. of**

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MLS® #A2226905

**\$699,900**

5 Bedroom, 3.00 Bathroom, 2,760 sqft  
Residential on 49.23 Acres

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

Discover the perfect blend of comfort, space, and income potential with this stunning 5-bedroom, 3-bathroom home, built in 2019 and offering 2,760 sq ft of in-floor heated living space. Nestled on 49 scenic acres with mature trees, a creek bordering the property, and abundant wildlife, this is a nature lover's dream. But it's more than just a home—it's an incredible opportunity. The property includes a 48' x 36' finished shop, multiple powered RV lots with showers and sani dump!! Extra massive heated building featuring a full kitchen and expansive hosting areas, a powered outdoor stage, and a large playground. Whether you're looking to run a campground (subject to MD approval), host events, retreats, or create a family getaway compound, the infrastructure is already in place. This is a rare chance to own not just a beautiful home, but a fully equipped property with potential for business, recreation, or multi-generational living. THERE IS SO MUCH TO SEE HERE, JUST REACH OUT TO A REAL ESTATE PROFESSIONAL TO VIEW THIS IN PERSON AND GAIN TRUE APPRECIATION FOR THIS GEM!!

Built in 2019

## **Essential Information**



MLS® #	A2226905
Price	\$699,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,760
Acres	49.23
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	770053 Highway 2
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**

Utilities	Electricity Connected, Natural Gas at Lot Line
Parking	Quad or More Detached

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	In Floor, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Garden, Other, Private Yard, Outdoor Shower
Lot Description	See Remarks
Roof	Metal

Construction	See Remarks
Foundation	Slab

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	46
Zoning	AG

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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