

\$775,000 - 51002 Twp Rd 794, Rural Spirit River No. 133, M.D. of

MLS® #A2255810

\$775,000

3 Bedroom, 2.00 Bathroom, 1,279 sqft
Residential on 161.00 Acres

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

Exquisite Renovated Bungalow on 161 Acres
â€“ Private Paradise Bordering the Coulee
Banks

Discover this stunning, fully developed bungalow set on just under 161 acres of pristine land. Beautifully renovated and thoughtfully designed, this property offers comfort, charm, and endless opportunities.

Inside, youâ€™ll find 3 spacious bedrooms and 2 modern bathrooms, along with an inviting living room featuring a wood-burning stoveâ€”perfect for cozy winter nights. The large basement recreation area is ideal for entertaining, hobbies, or creating your dream space, while the additional office/den provides flexibility for work or leisure.

Step outside to enjoy the expansive composite deck, designed for durability and perfect for morning coffee, family gatherings, or simply soaking in the breathtaking surroundings.

Outbuildings and property highlights include:

â€¢ 28â€™ x 36â€™ oversized detached garage

â€¢ 16â€™ x 24â€™ barn with corrals & watering system

â€¢ 26â€™ x 36â€™ insulated calving barn with concrete pad



â€¢ 5 dugouts across cross-fenced pastures,
one aerated & fish-ready
â€¢ 3,000-gallon cistern with option to switch
to dugout water

Recent upgrades provide peace of mind,
including newer windows (6 years), septic
tanks (4 years), siding (4 years), metal roofing
(11 years), and wiring (6 years).

Bordering the coulee banks, this property is a
haven for wildlifeâ€”regularly visited by elk,
deer, moose, and more. With its mix of natural
beauty, modern upgrades, and functional
outbuildings, this acreage truly is a private
paradise.

Built in 1979

Essential Information

MLS® #	A2255810
Price	\$775,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,279
Acres	161.00
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	51002 Twp Rd 794
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, Satellite Internet Available, Sewer Connected, Water Connected

Parking Spaces 20

Parking Double Garage Detached, Driveway, Garage Faces Front, Insulated, Oversized, Parking Pad, RV Access/Parking, Gravel Driveway

of Garages 2

Waterfront Pond

Interior

Interior Features Ceiling Fan(s), Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Oil

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Fire Pit, Garden, Private Yard, Storage

Lot Description Backs on to Park/Green Space, Garden, Lawn, Private, Many Trees

Roof Metal

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 70

Zoning AG 1

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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