



42022 794 Township Spirit River Alberta

\$469,000

PRIVATE 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 dining 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 a...

2pc Bathroom .00 Ft x .00 Ft

Bedroom 15.00 Ft x 13.00 Ft

Primary Bedroom 15.00 Ft x 11.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

Bedroom 10.00 Ft x 11.00 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

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Royal

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