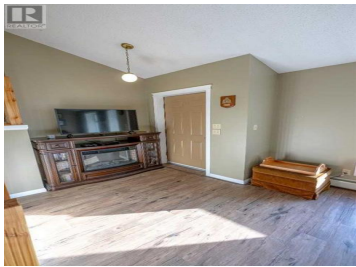
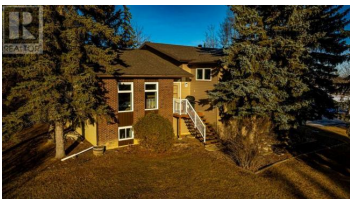




42022 794 Township Spirit River Alberta
\$469,000



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 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 ...



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