



**6071 TWP RD 800 Spirit River Alberta**

**\$580,000**



Full Quarter of Land with a Modular Home in a beautiful location with riverbank views North of Spirit River. This property has beautiful views and a peaceful location. Currently being farmed with a grain crop planted but would make excellent pasture land for animals or recreation. There is a 2003 Winalta Modular Home with a full Walk Out basement that looks almost new. This home is fully drywalled with nice finishing throughout & is in immaculate condition. Off the side entrance where there is a nice size deck there is access into a porch area with the laundry facilities. At this end of the home are 2 bedrooms, a 4 pc. main bathroom, an office & into the main living area. There are lovely large decorative windows in the spacious living room & a vaulted ceiling which adds tons of natural light. There is a large dining area off the living room next to the kitchen which features an island, tons of cabinets with counter space & corner pantry. The kitchen is large & could easily accommodate several cooks at once. The master bedroom has a with 5 pc. ensuite (separate shower & soaker tub) which is at the opposite end of the house & offers nice privacy. There is an older shop that has very little value but good dry storage - 24 ft. x 40 ft. There is nice flowerbeds & shrubs throughout the yard all around the home. The yard site is about 5 acres. This home quarter is currently plante...



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