



51002 TWP RD 794 Rural Spirit River No 133 MD of Alberta

\$749,900

Exquisite Renovated Bungalow on 161 Acres - 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, you'll find 3 spacious bedrooms and 2 modern bathrooms, along with an inviting living room featuring a wood-burning stove—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: o28' x 36' oversized detached garage o16' x 24' barn with corrals & watering system o26' x 36' insulated calving barn with concrete pad o5 dugouts across cross-fenced pastures, one aerated & fish-ready o3,000-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 wildlife—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. (id:6769)

Bedroom 12.50 Ft x 12.42 Ft

Primary Bedroom 13.25 Ft x 10.33 Ft

Den 12.50 Ft x 12.42 Ft

Bedroom 14.67 Ft x 9.58 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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Royal

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