



## 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 at 1680 sq.ft. 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 one finished bedroom in the basement offering a total of 4 bedrooms + the office which could be a baby's bedroom. 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 planted in wheat. NOTE: This property listing has another bareland quarter (160 acres) adjoining that is also for sale that has 60 acres seeded to barley, 30 acres bush & 70 acres creek bank. The owner would like to sell both parcels of land together if possible - the adjoining bareland quarter asking price is \$340,000. Please have your real estate professional book...

Bedroom 10.00 Ft x 11.00 Ft

Primary Bedroom 13.08 Ft x 13.17 Ft

5pc Bathroom .00 Ft x .00 Ft

Dining room 11.67 Ft x 13.17 Ft

Kitchen 12.00 Ft x 13.17 Ft

4pc Bathroom .00 Ft x .00 Ft

Office 10.00 Ft x 8.00 Ft

Bedroom 9.00 Ft x 10.00 Ft

Bedroom 10.00 Ft x 8.50 Ft

Living room 10.00 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:

Century 21 Grande Prairie Realty Inc.

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