



## 781004 Range Road 42 Rural Spirit River No 133 MD of Alberta

\$725,000

This great property features 148.4 acres on both sides of the river. It is mostly bush with trails cut into it, and huge yard site. It boasts a 1981sf home with amazing 3 season room, and great east facing front deck and wes back deck, both also get the wonderful south sun. You get a 30 x 40 heated garage with drain & 2 10' x 12' doors. Garage holds 2 2000 gal cisterns. As you enter the family room, you are greeted with bar, perfect for entertaining. The huge open kitchen boasts lots of dark cabinets, an island and a pantry and is open to the dining area, which has patio doors to the 3 season sun room. There is another family room off the dining area. You get vaulted ceilings, gas fireplace, built in shelving. There are large bedrooms. The master offers walk in closet & huge en suite with his and her sinks. This is a beautiful home with lots of light You have about 20 acres of trails cleared through out, wide enough for a truck, and open areas for picnics and camping. There is a dugout, and a pond . There is 5 acres of field and approx. 5 acres of yard, with 15 loads of gravel in drive. This is a perfect rec or cow quarter. You have new shingles on house and garage Call to view (id:6769)

Bedroom 11.50 Ft x 13.58 Ft

Bedroom 10.50 Ft x 10.50 Ft

Bedroom 11.25 Ft x 13.58 Ft

Primary Bedroom 15.58 Ft x 14.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Sunroom 51.25 Ft x 13.67 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Sutton Group Grande Prairie  
Professionals

<https://www.theresacallioux.com/>



Royal

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