



63050 770 Township Rural Spirit River No 133 MD of Alberta

\$274,900

Nestled just 15 min South-West of Spirit River--approximately an hour North of Grande Prairie--this sprawling 24.8-acre acreage offers an exceptional blank canvas for families dreaming of a tranquil rural lifestyle that's surprisingly within reach of modern conveniences. Already equipped with all utilities, some corrals for livestock, and some new fencing, this land is move-in ready for future development. While the existing home and shop hold no value (needs much TLC) and are included "as is," (grain truck is excluded)--the home could also be fully renovated for living space. Imagine building your dream home surrounded by rolling pasture, lush sheltering trees, and a dugout, all positioned just minutes from the scenic Saddle Hills and Chinook Valley Golf Club. Spirit River's robust amenities serve your everyday needs: a hospital, clinic, arena, curling rink, outdoor pool, library, museum, and community hall all lie within town limits. Families will appreciate easy access to schools--St. Marie Catholic School (elementary) and Spirit River Regional Academy (K-12). Call to book your showing today! (id:6769)

Listing Presented By:



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