



64050 HWY 49 Rural Spirit River No 133 MD of Alberta

\$409,900

21.47 Acres with Highway Exposure - Minutes West of Spirit River Located just 2 km west of Spirit River on Highway 49, this 21.47-acre property offers outstanding value through its land, location, and highway frontage. With a little vision and care, the 1,260 sq. ft. bungalow has excellent potential to become a wonderful family home. The main level features three bedrooms and one bathroom, with a spacious living area ideal for family gatherings. One upstairs bedroom is currently used as a laundry room; however, laundry hookups are also available in the basement, allowing the space to be easily converted back to a bedroom. The basement is undeveloped, providing a blank canvas for future expansion. Outside, the property includes pasture land, a landscaped yard, mature trees, and a large dugout used as the water source. Whether you're looking for acreage living, development potential, or a high-exposure location, this property delivers. Contact your preferred Realtor today to arrange a viewing. (id:6769)

Primary Bedroom 12.00 Ft x 12.00 Ft

Bedroom 10.00 Ft x 9.00 Ft

4pc Bathroom 9.00 Ft x 8.00 Ft

Bedroom 9.00 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Grande Prairie

<https://cindy-morrison.gpremax.com/>



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