



65008 774 Township Rural Spirit River No 133 MD of Alberta

\$759,000

Nestled on 10.9 acres of pristine Peace Country landscape just minutes South West of Spirit River, this custom-crafted 1 1/2 -storey log home blends rustic elegance with modern comforts and boundless outdoor charm. Step inside to discover stunning vaulted ceilings and exposed beams, while pine and cedar tongue-and-groove walls add warmth and character. The living room harmonizes with nature through a soaring fireplace boasting a hearth and mantle that anchor the space. The kitchen and dining area are drenched in morning light, thanks to striking bay, floor-to-ceiling windows facing east-ideal for enjoying sunrise breakfasts beside the gas stove and custom pine cabinetry. The main floor also offers an office, a 3-piece bathroom with shower, and the convenience of main floor laundry with a chute. The fully developed basement extends inviting entertainment space, complete with two additional bedrooms, a den (currently being used as a bedroom), a cold room and utility room with on-demand hot water. The home's comfort is amplified by efficient in-floor heating throughout, and its legacy is built to last on a cedar-shake roof. The property's infrastructure is impressive: a massive 38ft x 58 ft heated shop (with its own bathroom, in-floor heat, and mezzanine office); lush perennial gardens, vegetable garden, fruit trees, a greenhouse and chicken coop for homesteading; and leisure options including a pool with deck, trampoline, fire pit, and generous outdoor deck spaces to suit gatherings of any size. A short drive into Spirit River grants access to everyday essentials and community facilities such as schools (Ste. Marie Catholic School and Spirit River Regional Academy), a library, museum, curling rink, arena, the Richardson Pioneer Central Peace Aquatic Centre, a community hall, and clinics including the Central Peace Health Centre and Hospital. The health centre include...

Primary Bedroom 11.33 Ft x 16.00 Ft

Bedroom 13.42 Ft x 8.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 14.50 Ft x 7.17 Ft

Bedroom 10.42 Ft x 12.42 Ft

Den 13.42 Ft x 7.58 Ft

3pc Bathroom .00 Ft x .00 Ft

Office 11.08 Ft x 7.17 Ft

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