



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

\$697,000

Discover a rare opportunity to own acres of natural beauty on both sides of the Burnt River--just minutes east of Rycroft, AB. This stunning property blends the tranquility of nature with the comfort of a spacious, updated 2012 family home. Step into nearly 2,000 sq ft of well-designed living space featuring 4 large bedrooms, 2 full bathrooms including a 4-piece ensuite, and an impressive 3-season sunroom perfect for gathering or relaxing. The open-concept kitchen offers rich dark cabinetry, a central island, walk-in pantry, and seamless flow to the dining area and cozy living spaces--complete with vaulted ceilings, gas fireplace, and custom built-ins. Outside, enjoy both east and west-facing decks--soak up the sunrise, sunset, and all-day south sun. Built with strength and comfort in mind, the solarium includes 2x10 supports for a future hot tub and the home has hot water on demand to keep things efficient. Bring your toys! The 30'x40' heated garage is a showstopper with in-floor drain, (2) 10'x12' overhead doors, and housing for two 2,000-gallon cisterns. Whether it's trucks, quads, or gear--this garage has the space and setup for it all. The land is a dream: mostly bush with approx. 20 acres of cut trails, open meadows for camping or picnics, a dugout, pond, and 5 acres of field plus 5 acres of fully developed yard site. With 15 loads of gravel in the driveway, it's all been thought through. Whether you're seeking a family homestead, outdoor playground, or hobby farm, this quarter checks every box--with river frontage, privacy, and a home built for lasting memories. Call your realtor to book your private showing--properties like this don't come along often! (id:6769)

Primary Bedroom 15.58 Ft x 14.00 Ft

4pc Bathroom Measurements not available

Bedroom 10.50 Ft x 10.50 Ft

4pc Bathroom Measurements not available

Bedroom 11.50 Ft x 13.58 Ft

Sunroom 51.25 Ft x 13.67 Ft

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