



**GRASSROOTS**  
REALTY GROUP

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**773012 54 Range**  
**Rural Spirit River No. 133, M.D. of, Alberta**

**MLS # A2215405**



**\$499,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence |               |                   |
| <b>Size:</b>     | 1,598 sq.ft.                     | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                      |               |                   |
| <b>Lot Size:</b> | 6.72 Acres                       |               |                   |
| <b>Lot Feat:</b> | Garden, Landscaped, Wooded       |               |                   |

|                    |                                                                                 |                   |                                              |
|--------------------|---------------------------------------------------------------------------------|-------------------|----------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                         | <b>Water:</b>     | Dugout                                       |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate, Vinyl Plank                                   | <b>Sewer:</b>     | Septic System                                |
| <b>Roof:</b>       | Asphalt Shingle                                                                 | <b>Condo Fee:</b> | -                                            |
| <b>Basement:</b>   | Full, Partially Finished                                                        | <b>LLD:</b>       | -                                            |
| <b>Exterior:</b>   | Concrete, Log                                                                   | <b>Zoning:</b>    | Ag 1                                         |
| <b>Foundation:</b> | Poured Concrete                                                                 | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | Beamed Ceilings, Ceiling Fan(s), Jetted Tub, No Smoking Home, Separate Entrance |                   |                                              |

**Inclusions:** 2 sheds, raised beds, tv mounts, wardrobes in primary bedroom, electric fireplace in basement

Escape to Timeless Tranquility &ndash; Log Home on 7.37 Acres in Silverwood, Alberta, just North of Sexsmith. Some places don't just house you&mdash;they hold you. Tucked at the end of a quiet road, just 35 minutes north of Grande Prairie, 15 min South of Rycroft and only 30 min from North to the Peace River and Dunvegan boat launch. This breathtaking 7.37-acre log home acreage feels like a deep exhale from the world. From the moment you arrive, the scent of pine, the rustle of mature trees, and the stillness of nature wrap around you like a well-worn blanket. This is a home built not just with timber and stone&mdash;but with soul. Step inside and feel the warmth radiate from hand-hewn logs and rich hardwood floors. Gaze up to soaring vaulted ceilings, then settle in by the grand stone fireplace&mdash;currently gas, but ready to return to wood if you crave the crackle of a true fire. The kitchen? It's where stories are shared and recipes passed down, with tile counters, gas stove, new dishwasher, and doors that open to a sun-drenched deck where hummingbirds might join you for coffee. There is one bedroom, den/office and 3pc bathroom with soaker tub additionally on the main floor. Upstairs, three more bedrooms await. The primary? It has its own private balcony&mdash;a front-row seat to the stars and Northern Lights. Downstairs, a walk-out basement offers a cozy family room, workshop space (WITH 220V X 2), additional bathroom with shower; untapped potential awaits! Outdoors, your own slice of Canadiana unfolds: complete with fenced yard for furry friends, garden boxes for your hands to sink into, family sized fire pit for s'mores and a working pond and dugout that sparkles with life. There's power near the shed and the charm of a small. This isn't just a home. It's a retreat, a sanctuary, and a

legacy waiting to be written. HE furnace updated in 2019 Furnace, 2020 HWT and Ride on lawn mower included. Potential for property to be fenced for horses.