



**GRASSROOTS**  
REALTY GROUP

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**54011 781A Township**  
**Rural Spirit River No. 133, M.D. of, Alberta**

**MLS # A2248522**



**\$679,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,942 sq.ft.                     | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Parking Pad                      |               |                   |
| <b>Lot Size:</b> | 24.12 Acres                      |               |                   |
| <b>Lot Feat:</b> | Many Trees                       |               |                   |

|                    |  |                   |  |
|--------------------|--|-------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Dugout                                       |
| <b>Floors:</b>     | Carpet, Linoleum, Wood   | <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>   | Vinyl Siding   | <b>Zoning:</b>    | AG1  |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Smoking Home, Separate Entrance, Walk-In Closet(s) |                   |  |

**Inclusions:** stand up freezer, tv mounts, fire pit, picnic table, outbuildings, natural gas bbq

Nestled on 24 serene acres just a stone's throw or a few minutes from Rycroft—this striking 5-bedroom, 3-bathroom bungalow with a finished basement blends graceful countryside living with thoughtful modern touches. Vaulted ceilings, bay windows and an open-concept design define the heart of the home, where a chef's kitchen, outfitted with rich cherry oak cabinetry, black and stainless steel appliances, and a cozy eat-up bar, flows seamlessly into a dining area spacious enough for memorable family gatherings (fitted for wood stove also). French doors open onto a deck with a natural gas BBQ hookup—perfect for summer celebrations against a backdrop of tall trees, a fire pit, and lush hay fields. The tranquil primary suite offers private morning escapes with its own deck, walk-in closet, and a spa-like ensuite featuring a corner jetted tub and separate shower and ceramic tile flooring. At the other end of the home, a large boot room and conveniently located main-floor laundry serve the household well, and a three-piece washroom off the back entrance keeps mudroom traffic flowing. Downstairs, discover a versatile space with its own entrance—ideal for conversion into a rental suite or in-law accommodation. It includes an entertainment room, two additional bedrooms, a spacious foyer, and plenty of unfinished storage space that's prepped and plumbed for another bathroom—offering endless potential. Practical updates include a brand-new high-efficiency furnace (2025), Culligan water treatment system, in-floor heating in basement, and shingles replaced in 2021. The property is currently on gravel roads, with paving slated for the near future. Located roughly 45 minutes from Grande Prairie, this home sits amidst agricultural landscapes and minutes from essential and enriching amenities in nearby Spirit River and Rycroft. Book

your private showing today!