



GRASSROOTS
REALTY GROUP

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65008 774 Township
Rural Spirit River No. 133, M.D. of, Alberta

MLS # A2250052



\$759,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,831 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	10.90 Acres		
Lot Feat:	Garden, Landscaped, Many Trees		

Heating:	In Floor, Natural Gas	Water:	Cistern, Dugout
Floors:	Ceramic Tile, Vinyl Plank, Wood	Sewer:	Septic System
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Log	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: Outbuildings, fire pit, pool, pool deck

Nestled on 10.9 acres of pristine Peace Country landscape just minutes South West of Spirit River, this custom-crafted 1 $\frac{1}{2}$ -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 includes physician, dentist, physiotherapist, acupuncture and massage services. Outdoor enthusiasts will appreciate being only ~27km from Moonshine Lake Provincial Park, offering beaches, playgrounds, hiking and biking trails, picnic and fire-pit areas, and summer and winter recreational activities including cross-country skiing. The town also supports active aging programs, community events, and family support services, ensuring a well-rounded rural lifestyle. This is truly peaceful, practical, and picturesque living—a move-in ready property that delivers a perfect marriage of rural lifestyle and creature comforts. Don't miss this rare chance to own your piece of the Peace Country.