



GRASSROOTS
REALTY GROUP

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770053 Highway 2
Rural Spirit River No. 133, M.D. of, Alberta

MLS # A2270238



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,760 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Quad or More Detached		
Lot Size:	49.23 Acres		
Lot Feat:	See Remarks		

Heating:	In Floor, Propane	Water:	Cistern
Floors:	See Remarks, Vinyl Plank	Sewer:	Mound Septic
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	AG
Foundation:	Slab	Utilities:	Electricity Connected, Natural Gas at Lot Line
Features:	See Remarks		

Inclusions: NA

Discover the perfect blend of comfort, space, and income potential with this stunning 5-bedroom, 3-bathroom home, built in 2019 and offering 2,760 sq ft of in-floor heated living space. Nestled on 49 scenic acres with mature trees, a creek bordering the property, and abundant wildlife, this is a nature lover's dream. But it's more than just a home—it's an incredible opportunity. The property includes a 48' x 36' finished garage, Extra massive heated building featuring a full kitchen and expansive hosting areas, a powered outdoor stage, This is a rare chance to own not just a beautiful home, but a fully equipped property to bring your dreams to life. THERE IS SO MUCH TO SEE HERE, JUST REACH OUT TO A REAL ESTATE PROFESSIONAL TO VIEW THIS IN PERSON AND GAIN TRUE APPRECIATION FOR THIS GEM!!