



**HWY 2 77053**  
**Rural Spirit River No. 133, M.D. of, Alberta**

**MLS # A2182190**



**\$769,900**

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

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	Other, Pump
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	22-77-5-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	AG
<b>Foundation:</b>	Slab	<b>Utilities:</b>	Propane, See Remarks
<b>Features:</b>	See Remarks		

**Inclusions:** NA

This is a really unique acreage. There are 49.23 acres here that used to be run as a camp. There are 2 levels to the land. The lower level has a house on slab. The shop is behind the house. The house has 5 bedrooms, 3 full bathrooms, large living/kitchen/dining area. A lot windows, a boot-room, large laundry and an office. Up a short hill there are numerous cabins and a club house. This property is bordered by the burnt river. There are also numerous camp sites. Some of them are serviced with power. And there is also a sani-dump for an RV dump. This property is really unique and would be a great opportunity for a church or organization. It should be seen to be appreciated.