



**51005 Hwy 49**  
**Rural Spirit River No. 133, M.D. of, Alberta**

**MLS # A2196268**



**\$316,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	5.68 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	Open Discharge, Private Sewer, Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Cute 2 bedroom character home on just under 6 acres with 30' x 32' heated shop and highway access. Totally updated home features open, modern kitchen with bright natural light, lots of counters/ cupboards, and granite countertops. Main floor hosts good size family room, two bedrooms and modern full bathroom. Second huge family space in the basement with new flooring, ready for your personal design. Everything in this house has been updated. Detached shed for extra storage. Large garden with several established flower beds. Seasonal creek runs along one edge of the property. Cistern and dugout water sources. Large south east facing deck. Lots of parking space. Seller to put in new septic mound by possession. Very close to town with grocery, bank, post office, school, restaurants... this acreage won't be on the market long!! Move in ready.