



GRASSROOTS
REALTY GROUP

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781004 Range Road 42
Rural Spirit River No. 133, M.D. of, Alberta

MLS # A2197461



\$725,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,981 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Gravel Driveway, Parking Pad | | |
| Lot Size: | 148.40 Acres | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|-------------------------|-------------------|--------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Cistern |
| Floors: | Laminate, Linoleum | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 10-78-4-W6 |
| Exterior: | Vinyl Siding | Zoning: | Ag |
| Foundation: | Piling(s) | Utilities: | Electricity, Natural Gas |
| Features: | Sauna, Wet Bar | | |

Inclusions: bar, 2 - 2000 gal cisterns,

This great property features 148.4 acres on both sides of the river. It is mostly bush with trails cut into it, and huge yard site. It boasts a 1981sf home with amazing 3 season room, and great east facing front deck and wes back deck, both also get the wonderful south sun. You get a 30 x 40 heated garage with drain & 2 10' x 12' doors. Garage holds 2 2000 gal cisterns. As you enter the family room, you are greeted with bar, perfect for entertaining. The huge open kitchen boasts lots of dark cabinets, an island and a pantry and is open to the dining area, which has patio doors to the 3 season sun room. There is another family room off the dining area. You get vaulted ceilings, gas fireplace, built in shelving. There are large bedrooms. The master offers walk in closet & huge en suite with his and her sinks. This is a beautiful home with lots of light You have about 20 acres of trails cleared through out, wide enough for a truck, and open areas for picnics and camping. There is a dugout, and a pond . There is 5 acres of field and approx. 5 acres of yard, with 15 loads of gravel in drive. This is a perfect rec or cow quarter. You have new shingles on house and garage Call to view