

63050 770 Township
Rural Spirit River No. 133, M.D. of, Alberta

MLS # A2253954



\$274,900

Division: NONE

Lot Size: 24.00 Acres

Lot Feat: -

By Town: Spirit River

LLD: 4-77-6-W6

Zoning: AG

Water: Other

Sewer: Septic System

Utilities: Electricity, Natural Gas, Satellite Internet

Nestled just 15 min South-West of Spirit River—approximately an hour North of Grande Prairie—this sprawling 24.8-acre acreage offers an exceptional blank canvas for families dreaming of a tranquil rural lifestyle that’s surprisingly within reach of modern conveniences. Already equipped with all utilities, some corrals for livestock, and some new fencing, this land is move-in ready for future development. While the existing home and shop hold no value (needs much TLC) and are included “as is,” (grain truck is excluded)—the home could also be fully renovated for living space. Imagine building your dream home surrounded by rolling pasture, lush sheltering trees, and a dugout, all positioned just minutes from the scenic Saddle Hills and Chinook Valley Golf Club. Spirit River’s robust amenities serve your everyday needs: a hospital, clinic, arena, curling rink, outdoor pool, library, museum, and community hall all lie within town limits. Families will appreciate easy access to schools—St. Marie Catholic School (elementary) and Spirit River Regional Academy (K-12). Call to book your showing today!