

**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&mdash;approximately an hour North of Grande Prairie&mdash;this sprawling 24.8-acre acreage offers an exceptional blank canvas for families dreaming of a tranquil rural lifestyle that&rsquo;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 &ldquo;as is,&rdquo; (grain truck is excluded)&mdash;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&rsquo;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&mdash;Ste. Marie Catholic School (elementary) and Spirit River Regional Academy (K-12). Call to book your showing today!