

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

**MLS # A2280959**



# \$697,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,924 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	148.40 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, No Neighbours Behind, Treed, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	10-78-4-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Ceiling Fan(s), Jetted Tub, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** deep freeze

Discover a rare opportunity to own acres of natural beauty on both sides of the Burnt River—just minutes east of Rycroft, AB. This stunning property blends the tranquility of nature with the comfort of a spacious, updated 2012 family home. Step into nearly 2,000 sq ft of well-designed living space featuring 4 large bedrooms, 2 full bathrooms including a 4-piece ensuite, and an impressive 3-season sunroom perfect for gathering or relaxing. The open-concept kitchen offers rich dark cabinetry, a central island, walk-in pantry, and seamless flow to the dining area and cozy living spaces—complete with vaulted ceilings, gas fireplace, and custom built-ins. Outside, enjoy both east and west-facing decks—soak up the sunrise, sunset, and all-day south sun. Built with strength and comfort in mind, the solarium includes 2x10 supports for a future hot tub and the home has hot water on demand to keep things efficient. Bring your toys! The 30'x40' heated garage is a showstopper with in-floor drain, (2) 10'x12' overhead doors, and housing for two 2,000-gallon cisterns. Whether it's trucks, quads, or gear—this garage has the space and setup for it all. The land is a dream: mostly bush with approx. 20 acres of cut trails, open meadows for camping or picnics, a dugout, pond, and 5 acres of field plus 5 acres of fully developed yard site. With 15 loads of gravel in the driveway, it's all been thought through. Whether you're seeking a family homestead, outdoor playground, or hobby farm, this quarter checks every box—with river frontage, privacy, and a home built for lasting memories. Call your realtor to book your private showing—properties like this don't come along often!