

# **\$775,000 - 65008 774 Township, Rural Spirit River No. 133, M.D. of**

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MLS® #A2250052

**\$775,000**

4 Bedroom, 2.00 Bathroom, 1,831 sqft  
Residential on 10.90 Acres

NONE, Rural Spirit River No. 133, M.D. of,  
Alberta

Nestled on 10.9 acres of pristine Peace Country landscape just minutes South West of Spirit River, this custom-crafted 1½-storey log home blends rustic elegance with modern comforts and boundless outdoor charm. Step inside to discover stunning vaulted ceilings and exposed beams, while pine and cedar tongue-and-groove walls add warmth and character. The living room harmonizes with nature through a soaring fireplace boasting a hearth and mantle that anchor the space. The kitchen and dining area are drenched in morning light, thanks to striking bay, floor-to-ceiling windows facing east—ideal for enjoying sunrise breakfasts beside the gas stove and custom pine cabinetry. The main floor also offers an office, a 3-piece bathroom with shower, and the convenience of main floor laundry with a chute. The fully developed basement extends inviting entertainment space, complete with two additional bedrooms, a den (currently being used as a bedroom), a cold room and utility room with on-demand hot water. The home's comfort is amplified by efficient in-floor heating throughout, and its legacy is built to last on a cedar-shake roof. The property's infrastructure is impressive: a massive 38ft x 58 ft heated shop (with its own bathroom, in-floor heat, and mezzanine office); lush perennial gardens, vegetable garden, fruit trees, a greenhouse and chicken



coop for homesteading; and leisure options including a pool with deck, trampoline, fire pit, and generous outdoor deck spaces to suit gatherings of any size. A short drive into Spirit River grants access to everyday essentials and community facilities such as schools (Ste.Marie Catholic School and Spirit River Regional Academy), a library, museum, curling rink, arena, the Richardson Pioneer Central Peace Aquatic Centre, a community hall, and clinics including the Central Peace Health Centre and Hospital. The health centre includes physician, dentist, physiotherapist, acupuncture and massage services. Outdoor enthusiasts will appreciate being only ~27km from Moonshine Lake Provincial Park, offering beaches, playgrounds, hiking and biking trails, picnic and fire-pit areas, and summer and winter recreational activities including cross-country skiing. The town also supports active aging programs, community events, and family support services, ensuring a well-rounded rural lifestyle. This is truly peaceful, practical, and picturesque living—a move-in ready property that delivers a perfect marriage of rural lifestyle and creature comforts. Don't miss this rare chance to own your piece of the Peace Country.

Built in 1977

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250052    |
| Price          | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,831       |
| Acres          | 10.90       |
| Year Built     | 1977        |
| Type           | Residential |

|          |                                           |
|----------|-------------------------------------------|
| Sub-Type | Detached                                  |
| Style    | 1 and Half Storey, Acreage with Residence |
| Status   | Active                                    |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 65008 774 Township                  |
| Subdivision | NONE                                |
| City        | Rural Spirit River No. 133, M.D. of |
| County      | Spirit River No. 133, M.D. of       |
| Province    | Alberta                             |
| Postal Code | T0H 3G0                             |

### Amenities

|              |                                              |
|--------------|----------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected |
| Parking      | Quad or More Detached                        |
| # of Garages | 6                                            |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island                    |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | In Floor, Natural Gas                             |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Wood Burning                                      |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Garden               |
| Lot Description   | Garden, Landscaped, Many Trees |
| Roof              | Cedar Shake                    |
| Construction      | Log                            |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 27                |
| Zoning         | AG                |

Listing Details

Listing Office                    eXp Realty

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