

# \$199,000 - 50046 Twp 784, Rural Spirit River No. 133, M.D. of

---

MLS® #A2217219

**\$199,000**

1 Bedroom, 1.00 Bathroom, 624 sqft  
Residential on 22.41 Acres

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

**ARE YOU LOOKING FOR AN ACREAGE!**

22.41 acres!!! Fenced and cross fenced.

Bordered by creek and few trees is this great haven already set up for horses. If you are looking for peace and quiet, this is the home for you. This property is about 50 mins from Grande Prairie, 8 mins from Rycroft, and boasts a cute 3 season cabin with cosy living room with wood stove and propane wall heater, and beautiful hardwood floor. You also get great kitchen with gas stove, and lovely bathroom with sauna. The toilet is an off grid toilet and works beautifully. This home has 1 bedroom, and walk in closet. There is a cute deck as well, to enjoy the peace and quiet. There is a 30 x 60 tarp shed with extra rafters, and double steel. There is also 4 sheds including a tack shed, and there is a green house, and child play area. This can be your get away place, or it could be come your forever home. Gas is on the property.

Built in 2018

## Essential Information

MLS® #	A2217219
Price	\$199,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	624
Acres	22.41
Year Built	2018
Type	Residential
Sub-Type	Recreational
Style	Acreage with Residence, Cottage/Cabin
Status	Active

### **Community Information**

Address	50046 Twp 784
Subdivision	NONE
City	Rural Spirit River No. 133, M.D. of
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3A0

### **Amenities**

Parking Spaces	5
Parking	Parking Pad

### **Interior**

Interior Features	Sauna, Walk-In Closet(s)
Appliances	Refrigerator
Heating	Propane, Wall Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Playground
Lot Description	Creek/River/Stream/Pond, Pasture, Seasonal Water
Roof	Metal
Construction	Metal Frame

### **Additional Information**

Date Listed	May 1st, 2025
-------------	---------------

Days on Market	11
Zoning	ag

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.