

# \$580,000 - 6071 Twp Rd 800, Spirit River

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MLS® #A2227476

**\$580,000**

4 Bedroom, 2.00 Bathroom,  
Agri-Business on 161.00 Acres

NONE, Spirit River, Alberta

Full Quarter of Land with a Modular Home in a beautiful location with riverbank views North of Spirit River. This property has beautiful views and a peaceful location. Currently being farmed with a grain crop planted but would make excellent pasture land for animals or recreation. There is a 2003 Winalta Modular Home at 1680 sq.ft. with a full Walk Out basement that looks almost new. This home is fully drywalled with nice finishing throughout & is in immaculate condition. Off the side entrance where there is a nice size deck there is access into a porch area with the laundry facilities. At this end of the home are 2 bedrooms, a 4 pc. main bathroom, an office & into the main living area. There are lovely large decorative windows in the spacious living room & a vaulted ceiling which adds tons of natural light. There is a large dining area off the living room next to the kitchen which features an island, tons of cabinets with counter space & corner pantry. The kitchen is large & could easily accommodate several cooks at once. The master bedroom has a with 5 pc. ensuite (separate shower & soaker tub) which is at the opposite end of the house & offers nice privacy. There is one finished bedroom in the basement offering a total of 4 bedrooms + the office which could be a baby's bedroom. There is an older shop that has very little value but good dry storage - 24 ft. x 40 ft. There is nice flowerbeds & shrubs throughout the yard all around the home. The yard site is about 5 acres. This home quarter is currently planted



in wheat. NOTE: This property listing has another bareland quarter (160 acres) adjoining that is also for sale that has 60 acres seeded to barley, 30 acres bush & 70 acres creek bank. The owner would like to sell both parcels of land together if possible - the adjoining bareland quarter asking price is \$340,000. Please have your real estate professional book an appointment to view this whole property.

### **Essential Information**

MLS® #	A2227476
Price	\$580,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Acres	161.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### **Community Information**

Address	6071 Twp Rd 800
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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### **Interior**

Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Electric Water Heater
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### **Exterior**

Lot Description      Cleared, Farm, Gentle Sloping, Pasture

### **Additional Information**

Date Listed            June 3rd, 2025

Days on Market      11

Zoning                AG

### **Listing Details**

Listing Office        Century 21 Grande Prairie Realty Inc.

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