

# \$699,900 - 770053 Highway 2, Rural Spirit River No. 133, M.D. of

MLS® #A2226905

**\$699,900**

5 Bedroom, 3.00 Bathroom, 2,760 sqft  
Residential on 49.23 Acres

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

Discover the perfect blend of comfort, space, and income potential with this stunning 5-bedroom, 3-bathroom home, built in 2019 and offering 2,760 sq ft of in-floor heated living space. Nestled on 49 scenic acres with mature trees, a creek bordering the property, and abundant wildlife, this is a nature lover’s dream. But it’s more than just a home—it’s an incredible opportunity. The property includes a 48’ x 36’ finished shop, Extra massive heated building featuring a full kitchen and expansive hosting areas, a powered outdoor stage, This is a rare chance to own not just a beautiful home, but a fully equipped property to bring your dreams to life. THERE IS SO MUCH TO SEE HERE, JUST REACH OUT TO A REAL ESTATE PROFESSIONAL TO VIEW THIS IN PERSON AND GAIN TRUE APPRECIATION FOR THIS GEM!!



Built in 2019

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2226905  |
| Price     | \$699,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |

|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 3                                |
| Square Footage | 2,760                            |
| Acres          | 49.23                            |
| Year Built     | 2019                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 770053 Highway 2                    |
| 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

|           |  |
|-----------|--|
| Utilities | Electricity Connected, Natural Gas at Lot Line |
| Parking   | Quad or More Detached                          |

### Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | See Remarks       |
| Appliances        | See Remarks       |
| Heating           | In Floor, Propane |
| Cooling           | None              |
| Fireplace         | Yes               |
| # of Fireplaces   | 1                 |
| Fireplaces        | Wood Burning      |
| Basement          | None              |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Other, Private Yard, Outdoor Shower |
| Lot Description   | See Remarks                                 |
| Roof              | Metal                                       |
| Construction      | See Remarks                                 |
| Foundation        | Slab  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 55             |
| Zoning         | AG             |

## **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.