

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

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 13
Zoning AG

Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

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