

\$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, multiple powered RV lots with showers and sani dump!! Extra massive heated building featuring a full kitchen and expansive hosting areas, a powered outdoor stage, and a large playground. Whether you're looking to run a campground (subject to MD approval), host events, retreats, or create a family getaway compound, the infrastructure is already in place. This is a rare chance to own not just a beautiful home, but a fully equipped property with potential for business, recreation, or multi-generational living. 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	28
Zoning	AG

Listing Details

Listing Office	RE/MAX Grande Prairie
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