

# **\$879,900 - 795008 Range Road 44, Rural Spirit River No. 133, M.D. of**

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MLS® #A2234975

**\$879,900**

2 Bedroom, 1.00 Bathroom, 1,458 sqft  
Residential on 160.00 Acres

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

Homestead dreams could be your reality! This incredible 160-acre farm has been cherished by the same family for 95 years, and now it's ready to be passed on to the next generation of farming roots and rural legacy. Set on a dead-end road off RR 44 down the Volin RD this stunning parcel offers peace, privacy, and potential, bordered by Ducks Unlimited conservation land to the North and West, and neighboring farms to the South and East. The property features: 20-acre homesite, 10 acres of mature trees, and 130 acres of prime Peace Country farmland. Outside offers a 40'x60' insulated tin shop with concrete floor, floor drain, water lines, wood stove, office, mezzanine storage, and dual overhead doors. Outbuildings include 5 graineries, 3 storage sheds, and 3 dugouts throughout the property, supporting both crop and livestock possibilities. The 1991-built 1458 sq.ft bungalow offers cozy, updated living with newly installed front steps and new windows throughout in 2021. The spacious foyer leads to main floor laundry with sink just off the upgraded kitchen featuring custom organizer shelving, French pantry, and center island bar. The open concept living space is complete with 2 bedrooms, 1 large bathroom, and new paint and trim. The unfinished basement features new furnace in 2022 and newer hot water tank and offers ample space for future



development. Whether you're looking to farm, homestead, or simply enjoy the serenity of nature, this land is irreplaceable. Embrace the heritage, the fertile ground, and the unmatched location in the picturesque Dunvegan area. Build your family's legacy with this once-in-a-century opportunity!

Built in 1991

**Essential Information**

MLS® #	A2234975
Price	\$879,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,458
Acres	160.00
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	795008 Range Road 44
Subdivision	NONE
City	Rural Spirit River No. 133, M.D. of
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

**Amenities**

Parking Spaces	6
Parking	Oversized, See Remarks, Additional Parking, Gravel Driveway, Quad or More Detached

**Interior**

Interior Features	No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows
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Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Oil
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Secluded, See Remarks, Brush, Conservation, Farm, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	6
Zoning	AG

## Listing Details

Listing Office	RE/MAX Grande Prairie
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