

# \$519,900 - 773012 54 Range, Rural Spirit River No. 133, M.D. of

MLS® #A2215405

**\$519,900**

4 Bedroom, 2.00 Bathroom, 1,598 sqft  
Residential on 7.37 Acres

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

Escape to Timeless Tranquility â€“ Log Home on 7.37 Acres in Silverwood, Alberta, just North of Sexsmith. Some places donâ€™t just house youâ€™they hold you. Tucked at the end of a quiet road, just 35 minutes north of Grande Prairie, 15 min South of Rycroft and only 30 min from North to the Peace River and Dunvegan boat launch. This breathtaking 7.37-acre log home acreage feels like a deep exhale from the world. From the moment you arrive, the scent of pine, the rustle of mature trees, and the stillness of nature wrap around you like a well-worn blanket. This is a home built not just with timber and stoneâ€™but with soul. Step inside and feel the warmth radiate from hand-hewn logs and rich hardwood floors. Gaze up to soaring vaulted ceilings, then settle in by the grand stone fireplaceâ€™currently gas, but ready to return to wood if you crave the crackle of a true fire. The kitchen? Itâ€™s where stories are shared and recipes passed down, with tile counters, gas stove, new dishwasher, and doors that open to a sun-drenched deck where hummingbirds might join you for coffee. There is one bedroom, den/office and 3pc bathroom with soaker tub additionally on the main floor. Upstairs, three more bedrooms await. The primary? It has its own private balconyâ€™a front-row seat to the stars and Northern Lights. Downstairs, a walk-out basement offers a cozy



family room, workshop space (WITH 220V X 2), additional bathroom with shower; untapped potential awaits! Outdoors, your own slice of Canadiana unfolds: complete with fenced yard for furry friends, garden boxes for your hands to sink into, family sized fire pit for s'mores and a working pond and dugout that sparkles with life. There's power near the shed and the charm of a small, registered graveyard on one of the two titled parcels adding depth and a whisper of history to this sacred ground. This isn't just a home. It's a retreat, a sanctuary, and a legacy waiting to be written. HE furnace updated in 2019 Furnace, 2020 HWT and Ride on lawn mower included. Potential for property to be fenced for horses.

Built in 1976

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2215405                         |
| Price          | \$519,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,598                            |
| Acres          | 7.37                             |
| Year Built     | 1976                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 773012 54 Range                     |
| 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 Connected |
| Parking   | Parking Pad                                  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Smoking Home, Separate Entrance, Beamed Ceilings, Jetted Tub         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Fire Pit, Garden  |
| Lot Description   | Landscaped, Garden, Wooded |
| Roof              | Asphalt Shingle            |
| Construction      | Concrete, Log              |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 43             |
| Zoning         | Ag 1           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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