

**773012, 54 Range Road**  
**Rural Spirit River No. 133, M.D. of, Alberta**

**MLS # A2190496**



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,917 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	7.37 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Few Trees, Private		

**Heating:** High Efficiency, Fireplace Insert, Forced Air

**Water:** Dugout

**Floors:** Hardwood, Linoleum, Vinyl Plank

**Sewer:** Open Discharge, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Log

**Zoning:** Ag 1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Chandelier, See Remarks, Separate Entrance

**Inclusions:** 2 sheds, freezer under the stairs

This incredible home is in Silverwood, south of Rycroft and is only 35 mins to Grande Prairie. The amazing log home has been well maintained and rests on 7.37 secluded acres. You have end of the road privacy, trees, garden boxes, firepit, dog run, and great yard with mature trees. The beauty and serenity of this home will take your breath away. This is a true log home with beautifully exposed timbers, hand crafted doors, hardwood floor and incredible stone fireplace with gas insert, that can be changed back if you wish. The quality of workmanship is everywhere you look. The bright kitchen features tile counters, island, new dishwasher and gas stove, and features patio doors to great south deck. The vaulted ceilings magnify the beauty, and make the home very open and large. You have 3 bedrooms up, the master boasts a balcony. The main floor has den, laundry, and 1 bedroom as well. The basement has family room, and bathroom and more to develop which is used as a shop since it is a walk out. There are 2 220 plugs as well. furnace and washer are 2019, hot water tank is new. The water is dug out. There is power to the post near the shed, and a beautiful working fountain pond. This place is perfect! Call to view today The property is on 2 titles, one includes a small grave yard.