# \$514,900 - 773012 54 Range, Rural Spirit River No. 133, M.D. of

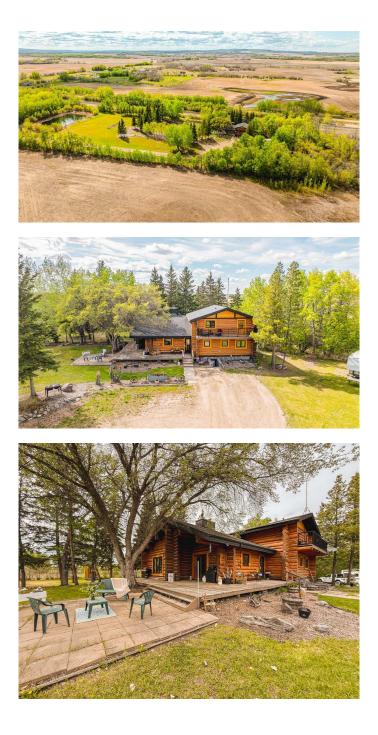
MLS® #A2215405

#### \$514,900

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 – Log Home on 7.37 Acres in Silverwood, Alberta, just North of Sexsmith. Some places don'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? It'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 parcelsâ€"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	\$514,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,598
Acres	7.37
Year Built	1976
Туре	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	ТОН ЗАО

### Amenities

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

### Exterior

Balcony, Fire Pit, Garden
Landscaped, Garden, Wooded
Asphalt Shingle
Concrete, Log
Poured Concrete

# **Additional Information**

Date Listed	May 17th, 2025
Days on Market	100
Zoning	Ag 1

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.