

# \$325,000 - 6071 Twp Rd 800, Spirit River

MLS® #A2227489

**\$325,000**

0 Bedroom, 0.00 Bathroom,  
Land on 161.00 Acres

NONE, Spirit River, Alberta

RECREATIONAL Quarter or Hunter's paradise

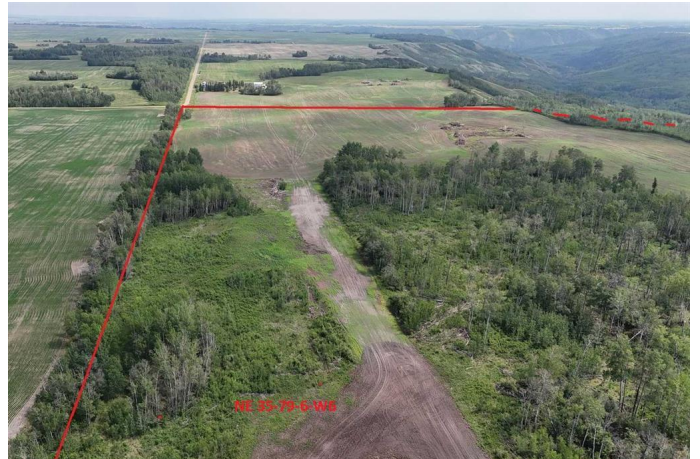
- This is a beautiful Quarter section of land (160 acres) that is bordering a creek bank North of Spirit River. It also borders on the South and West side by Dunvegan west wild lands. There is currently 60 acres that is open (could easily be seeded to grass), 30 acres bush and an additional 70 acres grassland that is sloping to creek. Excellent recreation land or land for grazing cattle or horses (would need to be fenced). There are elk and deer so is a hunter's paradise and building a cabin would be ideal. Many uses possible here - set up a hobby farm or just have a peaceful retreat on the weekend - this might be the serenity you are looking for. There also may be a farmer in the area that would farm the open area if that was desired. Go take a look but please do not go onto the land.

## Essential Information

MLS® #	A2227489
Price	\$325,000
Bathrooms	0.00
Acres	161.00
Type	Land
Sub-Type	Recreational
Status	Active

## Community Information

Address	6071 Twp Rd 800
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Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

### **Exterior**

Lot Description	Brush, Cleared, Farm, Wooded
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### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	66
Zoning	F

### **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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