



**GRASSROOTS**  
REALTY GROUP

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19326 Township Road 744  
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2214217



**\$324,900**

<b>Division:</b>	Rural Smoky River No. 130, M.D. of		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	12.78 Acres		
<b>Lot Feat:</b>	Brush, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern, Dugout
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Wood Windows		

**Inclusions:** Natural Gas BBQ

This 1,350 sq ft bungalow offers a serene acreage on a spacious, tree-lined property, perfect for those seeking privacy and country living. The 12.78-acre parcel is fully fenced and cross-fenced, ideal for farm animals, and features multiple outbuildings, including a greenhouse and a small shop. A nod to the property's heritage, the original farmhouses remain—now repurposed as a storage shed and a cozy wood-heated workshop. Step inside to find a warm and functional kitchen with solid oak cabinetry, newer appliances, and a handy peninsula for extra prep space and storage. The home includes a convenient laundry room with a combo washroom, accessible from two entry points. Stay comfortable year-round with dual heating options: a forced-air natural gas furnace or an efficient wood-burning furnace. Outside, the northeast-facing back deck and main entrance welcome early morning and afternoon sun while offering peaceful views of the open fields and northern forest. Don't miss this unique opportunity—call, email, or text today to schedule your viewing!