



GRASSROOTS
REALTY GROUP

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

MLS # A2214217



\$324,900

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

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