



GRASSROOTS
REALTY GROUP

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77029 Highway 2
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2214491



\$295,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,012 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	9.99 Acres		
Lot Feat:	No Neighbours Behind, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Co-operative, Dugout
Floors:	Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	3-77-19-W5
Exterior:	Vinyl Siding, Wood Siding	Zoning:	.
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

Discover peace, privacy, and the beauty of rural living on this charming acreage located just minutes from McLennan, and less than 30 minutes to High Prairie! This cozy two-story home offers 4 spacious bedrooms, 2 bathrooms, and plenty of space for comfortable country living! Enjoy a large family room, featuring a second entrance, wood burning stove for chilly nights, a natural gas stove, and an abundance of natural light, allowing you to entertain all your guests! The kitchen has ample cupboard space, and the dinning room has a rustic charm, and another natural gas stove. Enjoy the convenience of main level laundry, and a new furnace for peace of mind. Upstairs, features 3 well appointed bedrooms, a 3-piece bath, and access to the covered deck, which you'll love to relax and take in your tranquil surroundings. Outside, the possibilities are endless! Enjoy a double garage with power and a wood stove for all your hobbies or storage needs! There's an existing animal shelter with power that could be used for small farm animals, or additional storage space as well, and another large shed on the property. The backyard leads to beautiful walking trails, surrounded by mature trees. Have peace of mind with municipal water on this acreage ! There is also a dugout for outside watering needs. Country living awaits you! Call today for a viewing!