



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

Lot #7 Fivestar
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A1173849



\$165,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	768 sq.ft.	Age:	1985 (40 yrs old)
Beds:	1	Baths:	1
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air, Propane, Wood, Wood Stove	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	35-75-22-W5
Exterior:	Vinyl Siding	Zoning:	ESL
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: n/a

Looking to move out of the City & Embrace Country Living?! Take a look at this Beautiful Property! Nestled beautifully in the picturesque river valley along the Little Smoky River. Surrounded by mature trees & landscaped fairways. The bungalow on the property features an open concept floor plan with the living room flowing into the kitchen area! The kitchen offers an abundance of cabinet space & ample counter space! Enjoy the wood-burning stove, perfect to cozy up to in the winter! All outbuildings on this property are well maintained & offer a great amount of storage space! Including the large shed with workshop & roll-up door for Golf Cart or ATV storage. There is also a woodshed & outdoor kitchen for entertaining in the summer! This property is a golfer's paradise. The 5 Star Golf Course is within walking distance from your home. It is a par 32, 9 hole gem, with beautifully landscaped fairways, immaculate greens, and challenging bunkers. You have to see this property to fully appreciate it! Take a look today!!