



78126 RR213A
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2107547



\$300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	869 sq.ft.	Age:	1960 (64 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	36.07 Acres		
Lot Feat:	Other		

Heating:	Central, Natural Gas
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Co-operative
Sewer:	Holding Tank, Other
Condo Fee:	-
LLD:	9-78-21-W5
Zoning:	RES/FML
Utilities:	-

Inclusions: none

Located only a few minutes north from Falher, this acreage is waiting for you! Situated on 36 acres, with all the services, including water co-op, natural gas, and electricity, this is indeed something you should look at. The older 848 sq ft home on the property has been well maintained, with newer flooring, new windows, window coverings, a new furnace, and a water heater. All of the plumbing has been recently upgraded, including new pumps for the water system. Bright and cheery, with main floor laundry and a wide-open unfinished basement with a 1/2 bath. The single garage has a brand-new overhead door. There is a dugout on the property and an oil well lease provides some income. From the tree-lined driveway, you can see the balance of the property, currently rented and used as cropland, and imagine the possibilities! Minutes away from town, on the pavement, this acreage may be the one you have been waiting for! Call today before it's too late!