



80211 Range Road 201
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2114018



\$639,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,540 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	160.00 Acres		
Lot Feat:	Farm, Lawn, Garden, Greenbelt, No Neighbours Behind, Landscaped, Level,		

Heating:	Forced Air	Water:	Dugout
Floors:	Hardwood, Laminate	Sewer:	Septic System, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	13-80-20-W5
Exterior:	Cedar, Wood Siding	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Natural Woodwork, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: 2 fridges, 2 stoves (electric), 2 washers, 2 dryers, upright freezer, all window coverings, all outbuildings

A property like this doesn't come along very often. Located south east of Nampa you will find this very unique property which consists of a 160 acres, numerous outbuildings including a recently built 1000 sq. ft. wood working shop, heated greenhouse, 2 beautiful homes and a small guest cabin. The main house which is a 1540 sq. ft. 2 bedroom open concept home with fantastic vaulted ceilings with lots of beams, hardwood floors and high quality wood work. A covered breeze way separates the home and the large 2 car garage. The second home on the property is a beautiful 1100 plus square foot 1 bedroom home with a large custom kitchen, hardwood floors, separate laundry room and vaulted ceiling in the livingroom. If you have company and you need a place to put them, there is a guest cabin on the property as well. If you enjoy gardening, this is the place for you as there is a large garden plot and a greenhouse with a new gas furnace to help extend that growing season. The area boasts good farm land and this property has approximately 100 acres of open land with the balance being mostly treed. Offering so many options from hobby farming, being self sufficient, possibly a bed and breakfast or rental property, additional home for a family member, the list goes on and on. Call for an appointment to view.