



22224 Highway 49
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2136317



\$390,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,672 sq.ft.	Age:	1982 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	3.59 Acres		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Landscaped, Many Tre		

Heating:	Boiler, Wood Stove	Water:	Co-operative
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	3-78-22-W5
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, Open Floorplan, Separate Entrance, Storage		

Inclusions: n/a

Situated just moments from the charming town of Girouxville, this property spans 3.59 acres, offering the perfect balance of convenience and tranquility. With 5 bedrooms and 3 bathrooms, this home provides ample space for family living or entertaining guests. As you step inside, you're greeted by a generous mudroom, offering ample storage solutions and convenient access to the heated garage. The welcoming living room, graced by expansive bay windows, invites natural light to fill the space, creating an airy and inviting atmosphere. A wood-burning fireplace enhances the cozy ambiance, offering the perfect retreat for relaxation after a long day. The heart of the home lies in the generously sized kitchen, boasting ample cabinetry to store all your culinary essentials. Down the hallway, three inviting guest bedrooms await, each offering a peaceful retreat for overnight visitors. A 4-piece bathroom serves these bedrooms, while the primary bedroom boasts a 4-piece ensuite. Before descending to the basement, you'll find a dedicated laundry room. The expansive rec room offers endless possibilities for customization, whether you envision it as a home theater, fitness area, or playroom for the kids. An additional bedroom and a 3-piece bathroom cater to guests' needs, while two generous storage rooms provide space for seasonal items and more. The property features a massive 30'x60' heated shop featuring a powered overhead door, two manual lifts, and an air compressor. Green thumbs will delight in the expansive garden and greenhouse, perfect for cultivating fresh produce. Additionally, a convenient wood shed is available for storing firewood. The landscaped lot, adorned with mature trees, offers a serene backdrop for outdoor relaxation and enjoyment. Recent renovations, including newly replaced front bay windows, exterior doors, roof, and siding,

ensure aesthetic appeal and structural integrity. With the added convenience of co-op water and updated appliances, including a new fridge and dishwasher, this acreage retreat offers the perfect blend of rustic charm and modern luxury. Enjoy the serenity of rural living without sacrificing accessibility to town amenities. Book your showing today!