



GRASSROOTS
REALTY GROUP

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21205 Township Road 770
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2169723



\$320,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,432 sq.ft.	Age:	1979 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	12.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Garden, Low Maintenance Landscape, No Neigh		

Heating:	Boiler, In Floor	Water:	Dugout
Floors:	Tile, Vinyl	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	34-76-21-W5
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Natural Woodwork, Open Floorplan, Storage		

Inclusions: n/a

This beautifully renovated 2-bedroom, 2-bathroom home is set on a breathtaking 12-acre property, offering the perfect fusion of modern comfort and rustic charm. Inside, you'll find a bright, welcoming atmosphere enhanced by fresh paint and durable new vinyl flooring. A spacious boot room awaits as you step inside, ideal for storing all your outdoor gear. At the heart of the home is an expansive kitchen featuring a large center island, abundant cabinetry, and generous counter space. This makes it perfect for cooking, entertaining, and hosting family or friends. Adjacent to the kitchen is a cozy living room with a wood-burning fireplace, offering a warm and inviting space to relax and unwind. One of the home's standout features is the expansive storage room, featuring ample shelving for dry goods and canning supplies and plenty of space for additional freezers and fridges. This provides plenty of storage capacity for all your needs. Adding to the home's unique character, reclaimed barn wood accents bring a warm, rustic elegance to every room. The primary bedroom is spacious and boasts a luxurious ensuite equipped with his-and-hers sinks, a roomy tiled walk-in shower, and a thoughtful layout designed for maximum comfort. This home also offers versatile living options, including a dedicated office area, a comfortable spare bedroom, and a finished basement that can efficiently serve as an additional bedroom or second living room. Outside, the property features a vast garden area, perfect for growing your produce, and a 60x40' metal shop, ideal for projects, hobbies, or

storage. For pet owners, the property is equipped with an underground dog fence, ensuring your pets can roam safely and securely. With 12 acres of land, this home offers the perfect combination of country living and modern convenience. It provides ample room for outdoor activities, gardening, and limitless possibilities for future expansion. Book your showing today!