



79220 2 Highway
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2182823



\$197,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,531 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Carport, Double Garage Detached, Driveway, Gravel Drive		
Lot Size:	3.17 Acres		
Lot Feat:	Dog Run Fenced In, Farm, Level, Low Maintenance Landscape, Many Trees,		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Perimeter Wall	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: chicken coop, tent carport

Country life at an affordable point! This acreage is already set up for goat, sheep, and chickens with cross-fencing of total 6 areas. Located halfway between Donnelly and Nampa, you won't have to worry about gravel road and delayed snow removal. With 3.17 acres you get a very efficient yard set up with wide driveway, double garage, plenty of trees for privacy, and pasture for animals. The house of over 1,500 sq ft has everything on one level: 4 bedrooms, 2 fully renovated modern bathrooms including master bedroom en-suite, laundry room, open concept kitchen-dining-living room and there is still space for personal touch! Call for a showing as it may be your chance to make that country dream come true!