



GRASSROOTS
REALTY GROUP

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78126 Range Road 213A
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2187516



\$230,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	850 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	36.07 Acres		
Lot Feat:	Low Maintenance Landscape, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Laminate, Linoleum	Sewer:	Holding Tank, Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	9-78-21-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

Discover the perfect blend of serene acreage living and modern convenience with this exceptional 36-acre property just minutes from Falher! With essential services like water co-op, natural gas, and electricity already in place, this property is perfectly set up for you to enjoy country living. The charming 2-bedroom, 1.5-bathroom home has been thoughtfully updated with newer flooring, upgraded windows, stylish window coverings, a modern furnace, and a recently replaced water heater. Plumbing upgrades, including new pumps for the water system, ensure worry-free living. With its bright interior, main-floor laundry, and a spacious unfinished basement with a half-bath, this home is full of potential. Outside, enjoy a tree-lined driveway, a dugout, and a single garage with a brand-new overhead door. Conveniently located on paved roads, this property is close to schools, shops, and services, offering the tranquility of rural living with easy access to town amenities. Make your country-living dreams a reality! Schedule your showing today!