# \$390,000 - 79509 Highway 2, Rural Smoky River No. 130, M.d. Of

MLS® #A2172275

## \$390,000

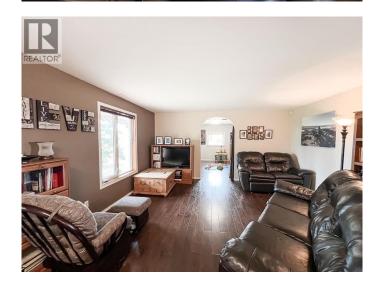
3 Bedroom, 2.00 Bathroom, 2,430 sqft Single Family on 4.39 Acres

N/A, Rural Smoky River No. 130, M.d. Of, Alberta

\*\*BACK ON THE MARKET\*\* Welcome to your dream retreat on this picturesque 4.39-acre property! This charming 3-bedroom, 2-bathroom home perfectly balances comfort and functionality. The spacious kitchen is a true centerpiece, with an eat-at island, corner pantry, ample cupboard space, and generous countertops for meal prepping. It seamlessly flows into a bright dining area and cozy living room, featuring a homework station nook. The main floor includes a versatile bonus room and a 3-piece bathroom with laundry for convenience. Upstairs, unwind in the expansive primary bedroom with a walk-in closet and direct access to a 3-piece bathroom with a large soaker tub. Two additional large bedrooms and a dedicated office space provide plenty of room for family or work-from-home needs. The property also boasts a remarkable 60'x40' shop, equipped with concrete floors, radiant heat, 220V power, and a spacious 14' high, 18' wide overhead door for easy access. A second 8'x9' door and over 580 square feet of mezzanine space add even more versatility for storage or workspace. Attached to the shop is a 72'x20' cold storage lean-to with a 9'x6' overhead door, perfect for equipment or additional storage. Tucked away amidst mature trees, this property provides exceptional privacy and a peaceful, serene atmosphere. Enjoy outdoor living with a







fenced-in dog run, a cozy fire pit for evening relaxation, and a garden space ideal for those with a green thumb. A convenient shed is available for tools or extra storage. With its combination of space, comfort, and natural beauty, this property provides the perfect setting for your next chapter. Schedule your showing today! (id:6289)

Built in 1974

## **Essential Information**

Listing # A2172275

Price \$390,000

Bedrooms 3

Bathrooms 2.00

Square Footage 2,430

Acres 4.39

Year Built 1974

Type Single Family

Sub-Type Freehold

# **Community Information**

Address 79509 Highway 2

Subdivision N/A

City Rural Smoky River No. 130, M.d. Of

Province Alberta
Postal Code T0H1M0

#### **Amenities**

Amenities Schools, Shopping

Features Treed, No Smoking Home
Parking Detached Garage, Garage

# of Garages 2

#### Interior

Appliances Refrigerator, Dishwasher, Stove, Washer & Dryer

Heating Natural gas Forced air

Cooling None

# of Stories 2

### **Exterior**

Exterior Vinyl siding

Exterior Features Fruit trees, Garden Area, Landscaped, Lawn

Foundation Poured Concrete

# **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals





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