

\$1,200,000 - 77132 Range Road 212, Rural Smoky River No. 130, M.d. Of

MLS® #A2251691

\$1,200,000

3 Bedroom, 2.00 Bathroom, 1,769 sqft
Single Family on 154.00 Acres

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

Welcome to this remarkable 154-acre property just minutes from Falher. A rare opportunity that combines comfortable living, agricultural income, and exceptional business potential. At the heart of the property is a beautifully maintained 3-bedroom, 2-bathroom home designed for both function and charm. Step inside to an inviting open floor plan with warm wood flooring and a living room anchored by a wood-burning fireplace, framed by expansive windows that bathe the space in natural light. The kitchen is a true standout, offering granite countertops, abundant cabinetry, a skylight, and a seamless flow into the formal dining room and bonus space. The primary suite is a private retreat, featuring elevated built-in closets and a spa-inspired ensuite with a two-person Jacuzzi tub and standalone shower. Two additional bedrooms, a 4-piece guest bath, a dedicated boot room, and a convenient laundry room with newer appliances complete the main level. A spacious back deck provides the perfect setting to relax and take in the views of your land. Additional highlights include town water, central air conditioning, and on-demand hot water. Outdoors, the opportunities are endless. The property comprises 10-15 acres of mature Saskatoon bushes (over 4,000 plants), previously operated as a successful U-Pick operation, along with



approximately 100 acres of farmable land. Whether you choose to farm it yourself or continue renting it out for steady agricultural income, this land offers incredible versatility and long-term value. A massive, fully equipped shop further enhances the property, featuring two overhead doors, a bathroom, a shower room, laundry facilities, stainless steel worktables with sinks, and ample storage space. Ideal for running a small business, expanding the U-Pick operation, or accommodating recreational equipment and toys. Practical upgrades completed in 2019 add value and peace of mind, including Lux windows and doors, foam insulation, siding, shingles, a skylight, and a new washer and dryer. Whether you’re seeking a family homestead, an income-generating investment, or the perfect base for your business, this property offers an exceptional blend of lifestyle and opportunity. With its prime location near Falher’s amenities, schools, and restaurants, this acreage is genuinely one of a kind. Don’t miss your chance to own this extraordinary property. Book your private showing today! (id:6289)

Built in 1990

Essential Information

Listing #	A2251691
Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,769
Acres	154.00
Year Built	1990
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	77132 Range Road 212
Subdivision	N/A
City	Rural Smoky River No. 130, M.d. Of
Province	Alberta
Postal Code	T0H1M0

Amenities

Amenities	Airport, Schools, Shopping
Features	No neighbours behind
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped
Foundation	Piled

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 24th, 2025 at 10:46am PDT