

\$250,000 - 78301 Range Road 201, Rural Smoky River No. 130, M.d. Of

MLS® #A2255487

\$250,000

5 Bedroom, 1.00 Bathroom, 1,531 sqft
Single Family on 13.26 Acres

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

This inviting 5-bedroom, 1-bathroom home features a bright open-concept layout that's perfect for family living. The kitchen offers abundant counterspace, a gas stove, and an eat-up bar, flowing seamlessly into the spacious living room, where large windows flood the space with natural light. The primary bedroom boasts hardwood floors and an oversized corner closet, while three additional guest bedrooms, two with hardwood floors and a 4-piece bathroom, complete the main floor. A convenient main-floor laundry room provides direct access to both the deck and the basement. Downstairs, the partially finished basement offers excellent potential, featuring a finished fifth bedroom, an additional unfinished bedroom, a large storage room, and ample space for a future family room, all ready to be customized to your vision. The home has plumbing in place for two additional bathrooms, making expansion easy. Step outside and enjoy 13 acres of country living, with the added convenience of town water, a large deck perfect for hosting and BBQs, a big dugout, a fenced pasture seeded with timothy for horses, and two additional fenced areas for other animals. Recent updates include a new furnace replaced last year, a new metal eavestroughing, and a roof replaced just 8



years ago. From spacious living to horse-ready pastures, this acreage has it all. An unbeatable opportunity for families and hobby farmers to enjoy country living at its very best!
(id:6289)

Built in 1965

Essential Information

Listing #	A2255487
Price	\$250,000
Bedrooms	5
Bathrooms	1.00
Square Footage	1,531
Acres	13.26
Year Built	1965
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	78301 Range Road 201
Subdivision	N/A
City	Rural Smoky River No. 130, M.d. Of
Province	Alberta
Postal Code	T0H1G0

Amenities

Amenities	Schools, Shopping
Features	No neighbours behind
Parking Spaces	6
Parking	Gravel, Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Sutton Group Grande Prairie Professionals



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