

# \$275,000 - 22128 Twp Rd 782, Rural Smoky River No. 130, M.d. Of

MLS® #A2260999

**\$275,000**

3 Bedroom, 2.00 Bathroom, 1,243 sqft  
Single Family on 5.39 Acres

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

Enjoy the best of acreage living, just 8 minutes from Falher, in this move-in-ready 3-bedroom, 2-bathroom home set on 5 acres of beautifully maintained property with mature trees and plenty of room to grow. Inside, you'll love the open-concept layout, where the kitchen, dining, and living spaces flow seamlessly together, perfect for gatherings. The dining area opens onto the deck, providing easy access to indoor-outdoor entertaining. The kitchen, fully renovated in the early 2000s, features ample cupboards, a center island with an eat-in bar, a garbage disposal, and new kitchen floors. The living room is warm and inviting, with large windows that fill the space with natural light and a cozy fireplace. Upstairs offers three bedrooms, a convenient main-floor laundry room with a sink, and a four-piece bathroom. The fully finished basement provides even more space, featuring a large family room, a bedroom or office, a 3-piece bathroom, a spacious storage room, and a generously sized utility room. Recent upgrades add peace of mind, including new shingles and a new hot water tank (2025). Outside, enjoy a large double garage, multiple sheds, a worked garden plot ready for planting, and mature landscaping that provides both shade and privacy. This property combines the peace of country living with the convenience of town,



just minutes away, a rare find and truly  
move-in ready! (id:6289)

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2260999      |
| Price          | \$275,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 1,243         |
| Acres          | 5.39          |
| Year Built     | 1979          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

**Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 22128 Twp Rd 782                   |
| Subdivision | N/A                                |
| City        | Rural Smoky River No. 130, M.d. Of |
| Province    | Alberta                            |
| Postal Code | T0H1M0                             |

**Amenities**

|              |                                      |
|--------------|--------------------------------------|
| Amenities    | Schools, Shopping                    |
| Features     | No neighbours behind                 |
| Parking      | Detached Garage, Gravel, Parking Pad |
| # of Garages | 2                                    |

**Interior**

|                 |                                                             |
|-----------------|-------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Stove, Garburator, Washer & Dryer |
| Heating         | Forced air                                                  |
| Cooling         | None                                                        |
| Fireplace       | Yes                                                         |
| # of Fireplaces | 1                                                           |
| # of Stories    | 1                                                           |
| Has Basement    | Yes                                                         |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Vinyl siding    |
| Exterior Features | Garden Area     |
| Foundation        | Poured Concrete |

## Listing Details

Listing Office      Sutton Group Grande Prairie Professionals



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