

# **\$230,000 - 78126 Range Road 213a, Rural Smoky River No. 130, M.D. of**

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MLS® #A2187516

**\$230,000**

2 Bedroom, 2.00 Bathroom, 850 sqft  
Residential on 36.07 Acres

NONE, Rural Smoky River No. 130, M.D. of, Alberta

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!

Built in 1950

## **Essential Information**

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Price	\$230,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	850
Acres	36.07
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	78126 Range Road 213a
Subdivision	NONE
City	Rural Smoky River No. 130, M.D. of
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1E0

### Amenities

Parking	Driveway, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Storage
Lot Description	Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 18th, 2025
Days on Market	107
Zoning	AG

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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