

\$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
Residential on 5.39 Acres

NONE, 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, youâ€™ll love theÂ 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, featuresÂ ample cupboards, a center island with an eat-in bar, a garbage disposal, and new kitchen floors. The living room is warm and inviting, withÂ large windows that fill the space with natural lightÂ and aÂ cozy fireplace. Upstairs offers three bedrooms, a convenientÂ main-floor laundry room with a sink, and aÂ four-piece bathroom. The fully finished basement provides even more space, featuring aÂ large family room, a bedroom or office, aÂ 3-piece bathroom, a spacious storage room, and a generously sized utility room. Recent upgrades add peace of mind, includingÂ new shinglesÂ and aÂ new hot water tank (2025). Outside, enjoy aÂ large double garage, multiple sheds, a worked garden plot ready for planting, and mature landscapingÂ that provides both shade and privacy. This property combines theÂ peace of country livingÂ with theÂ convenience of town,



just minutes away, a rare find and truly
move-in ready!

Built in 1979

Essential Information

MLS® #	A2260999
Price	\$275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,243
Acres	5.39
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	22128 Twp Rd 782
Subdivision	NONE
City	Rural Smoky River No. 130, M.D. of
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1M0

Amenities

Parking	Double Garage Detached, Parking Pad, Gravel Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Garburator, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Storage
Lot Description	Low Maintenance Landscape, Many Trees, No Neighbours Behind, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	8
Zoning	AGRICULTURE

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.