



78301 Range Road 201 , Rural Smoky River No. 130, M.D. of, Alberta - \$250,000



Main Photo

Property Description

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, 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!

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