

\$324,900 - 19326 Township Road 744, Rural Smoky River No. 130, M.D. of

MLS® #A2214217

\$324,900

3 Bedroom, 2.00 Bathroom, 1,344 sqft
Residential on 12.78 Acres

N/A, Rural Smoky River No. 130, M.D. of,
Alberta

This 1,350 sq ft bungalow offers a serene acreage on a spacious, tree-lined property, perfect for those seeking privacy and country living. The 12.78-acre parcel is fully fenced and cross-fenced, ideal for farm animals, and features multiple outbuildings, including a greenhouse and a small shop. A nod to the property's heritage, the original farmhouses remain now repurposed as a storage shed and a cozy wood-heated workshop.

Step inside to find a warm and functional kitchen with solid oak cabinetry, newer appliances, and a handy peninsula for extra prep space and storage. The home includes a convenient laundry room with a combo washroom, accessible from two entry points. Stay comfortable year-round with dual heating options: a forced-air natural gas furnace or an efficient wood-burning furnace.

Outside, the northeast-facing back deck and main entrance welcome early morning and afternoon sun while offering peaceful views of the open fields and northern forest.

Don't miss this unique opportunity—call, email, or text today to schedule your viewing!

Built in 1982

Essential Information



MLS® #	A2214217
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,344
Acres	12.78
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	19326 Township Road 744
Subdivision	N/A
City	Rural Smoky River No. 130, M.D. of
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0G 1E0

Amenities

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Wood Windows
Appliances	Dishwasher, Freezer, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Brush
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Wood

Additional Information

Date Listed	April 23rd, 2025
Days on Market	39
Zoning	Residential

Listing Details

Listing Office	Grassroots Realty Group - High Prairie
----------------	--

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.