

\$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

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