

# **\$295,000 - 77029 Highway 2, Rural Smoky River No. 130, M.D. of**

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MLS® #A2214491

**\$295,000**

4 Bedroom, 2.00 Bathroom, 2,012 sqft  
Residential on 9.99 Acres

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

Discover peace, privacy, and the beauty of rural living on this charming acreage located just minutes from McLennan, and less than 30 minutes to High Prairie! This cozy two-story home offers 4 spacious bedrooms, 2 bathrooms, and plenty of space for comfortable country living! Enjoy a large family room, featuring a second entrance, wood burning stove for chilly nights, a natural gas stove, and an abundance of natural light, allowing you to entertain all your guests! The kitchen has ample cupboard space, and the dinning room has a rustic charm, and another natural gas stove. Enjoy the convenience of main level laundry, and a new furnace for peace of mind. Upstairs, features 3 well appointed bedrooms, a 3-piece bath, and access to the covered deck, which youâ€™™ll love to relax and take in your tranquil surroundings. Outside, the possibilities are endless! Enjoy a double garage with power and a wood stove for all your hobbies or storage needs! There's an existing animal shelter with power that could be used for small farm animals, or additional storage space as well, and another large shed on the property. The backyard leads to beautiful walking trails, surrounded by mature trees. Have peace of mind with municipal water on this acreage ! There is also a dugout for outside watering needs. Country living awaits you! Call today for



a viewing!

Built in 1980

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2214491                         |
| Price          | \$295,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 2,012                            |
| Acres          | 9.99                             |
| Year Built     | 1980                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 77029 Highway 2                    |
| Subdivision | NONE                               |
| City        | Rural Smoky River No. 130, M.D. of |
| County      | Smoky River No. 130, M.D. of       |
| Province    | Alberta                            |
| Postal Code | T0H 2L0                            |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 10                                  |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

### **Interior**

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

|          |                   |
|----------|-------------------|
| Basement | Crawl Space, None |
|----------|-------------------|

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Storage                                    |
| Lot Description   | No Neighbours Behind, Private, See Remarks |
| Roof              | Metal                                      |
| Construction      | Vinyl Siding, Wood Siding                  |
| Foundation        | Other                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 124              |
| Zoning         | .                |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage P.V.R. Realty |
|----------------|----------------------------|

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