

# **\$349,000 - Lot 1c Fivestar, Rural Smoky River No. 130, M.D. of**

MLS® #A2119464

**\$349,000**

3 Bedroom, 1.00 Bathroom, 1,035 sqft  
Residential on 1.50 Acres

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

**\*\*SELLER STATES OPEN TO ALL OFFERS\*\***

Experience the ultimate escape from city life and embrace the serene beauty of country living at this stunning property nestled in the picturesque river valley along the Little Smoky River. This charming home welcomes you with an inviting open-concept floor plan, where the spacious kitchen area seamlessly flows into the dining and living areas.

The kitchen is a chef's delight, offering plenty of cabinet and counter space, a large kitchen island with an eat-up bar, and a convenient pantry. Cozy up beside the wood-burning stove during winter months, enjoying its warmth and ambiance. The primary bedroom along with a stylish 3-piece bathroom featuring a clawfoot tub and a laundry room for added convenience complete the main area. Upstairs there are two additional guest bedrooms. All outbuildings on the property are well maintained, providing ample storage options, including a larger shop ideal for storing your golf cart or ATV, a bunkhouse for additional guests, and two sheds for all your storage needs. Step outside and unwind on the wraparound, two-tiered deck—an ideal spot for outdoor entertaining and cooking amidst the tranquil surroundings. Situated on a sprawling 1.5-acre lot surrounded by mature trees and beautifully landscaped fairways, this property truly embodies tranquility and natural



beauty. Golf enthusiasts will delight in the proximity to the golf course, just a short walk away. This par 32, 9-hole gem features impeccably landscaped fairways, challenging bunkers, and a clubhouse for social gatherings. Don't miss the chance to make this your new home. Schedule a viewing today and discover the unparalleled charm and peaceful lifestyle that awaits in this countryside oasis!

Built in 1950

**Essential Information**

MLS® #	A2119464
Price	\$349,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,035
Acres	1.50
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

**Community Information**

Address	Lot 1c Fivestar
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	Gravel Driveway, Parking Pad
---------	------------------------------

**Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage
-------------------	---------------------------------------------------------------------------------------------------

Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

## Exterior

Exterior Features	Fire Pit, Lighting, Outdoor Grill, Private Yard, Storage
Lot Description	On Golf Course, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Native Plants, Treed
Roof	Metal
Construction	Wood Siding
Foundation	Piling(s)

## Additional Information

Date Listed	April 2nd, 2024
Days on Market	378
Zoning	A

## 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.