

# **\$295,000 - Lot 1c Fivestar, Rural Smoky River No. 130, M.D. of**

MLS® #A2119464

**\$295,000**

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          | \$295,000                                 |
| 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 | 522             |
| Zoning         | A               |

## Listing Details

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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