

# **\$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
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## 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	5
Zoning	.

## Listing Details

Listing Office	Royal LePage P.V.R. Realty
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