

# \$324,900 - 19326, Township Road 744, Rural Smoky River No. 130, M.D. of

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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
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### 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	Brush, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Wood

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	13
Zoning	Residential

## Listing Details

Listing Office	Grassroots Realty Group - High Prairie
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