



GRASSROOTS
REALTY GROUP

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20427 Highway 2
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2300639



\$370,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,104 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	6.49 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, See Remarks		

Heating:	Central, In Floor	Water:	Co-operative
Floors:	Hardwood, Laminate, Tile	Sewer:	Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	32-77-20-W5
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, See Remarks		

Inclusions: n/a

Welcome to this beautifully landscaped acreage, ideally located RIGHT OFF THE HIGHWAY and only minutes from town—offering the perfect balance of convenience and country living. From the moment you arrive, you’ll appreciate the serene setting, mature trees, and thoughtfully maintained grounds. Step inside to a spacious tiled entrance that sets the tone for this warm and inviting home. The kitchen is designed with functionality in mind, featuring ample oak cabinetry with convenient sliding drawers, and stainless steel appliances. The adjoining dining area showcases a charming built-in hutch and garden doors that lead to a deck—perfect for enjoying your morning coffee or entertaining guests. The living room is filled with natural light from a large bay window and highlights beautiful maple hardwood flooring, built-in shelving, and a cozy wood stove with a dedicated sitting area—creating a welcoming space to relax and unwind. The home offers 5 bedrooms and 2 baths in total, providing exceptional flexibility for growing families or multi-generational living. A spacious primary bedroom includes a large ensuite with plenty of room to expand—whether you envision adding a tub or completing the existing shower space—as well as generous closet storage. Another oversized bedroom features garden doors to the deck, dual closets, built-in bench seating, and shelving—making it ideal for a family room, guest retreat, or private suite. Added comfort comes from in-floor heating in part of the home. A new furnace and hot water tank have also been added in the last couple of years for your piece of mind. A new sewer pump has also just been added. Outside, the property continues to impress with a heated and powered double detached garage complete with a tin roof and new furnace, RV hookups, and a concrete pad.

A large 30' x 38' pole shed with 220 power and shelving provides excellent workspace and storage options, along with two additional sheds that also have power to them. Enjoy the bounty of your own fruit trees, including saskatoon and apple, plus dedicated garden space and a fire pit area perfect for entertaining. The FULLY FENCED yard with GATED entrance ensures privacy and security, and the convenience of MUNICIPAL WATER adds to the appeal. This exceptional acreage truly has it all—space, functionality, and a peaceful setting just minutes from town. Don't miss your opportunity to make it yours. Call today to schedule your private viewing!