



GRASSROOTS
REALTY GROUP

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77132 Range Road 212
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2313138



\$515,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,769 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	10.37 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Farm, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	10-77-21-W5
Exterior:	Vinyl Siding	Zoning:	AGRICULTURE
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage		

Inclusions: n/a

Escape the stress, congestion, and rising crime of city life and discover the peace of rural Alberta living. Located in the beautiful MD of Smoky River in Northern Alberta, this exceptional 10-acre acreage offers a rare opportunity to enjoy privacy, safety, and space without giving up modern conveniences. Surrounded by open farmland, mature trees, and quiet country roads, this property provides the kind of low-crime, community-oriented lifestyle many families and retirees are searching for today. Whether you're looking to relocate from the city, operate a home-based business, retire in peace, or simply enjoy a quieter pace of life, this property offers both comfort and opportunity. Enjoy the best of rural living without giving up modern comforts. This beautifully maintained 10-acre acreage offers privacy, space, and exceptional versatility—perfect for families, entrepreneurs, hobbyists, or anyone looking for a quieter way of life. The 1,736 sq ft manufactured modular home features 3 bedrooms and 2 bathrooms with a bright, functional layout designed for comfortable everyday living. Recent upgrades include new siding and Lux windows (2019), helping provide both efficiency and curb appeal. Inside, you'll enjoy a cozy wood-burning fireplace, air conditioning, hot water on demand, a jacuzzi tub in the primary suite, and a custom-built closet in the primary bedroom. A large back deck overlooks the mature yard and beautifully landscaped property. One of the property's standout features is the impressive heated shop space totalling approximately 5,364 sq ft across 3 connected sections. Complete with concrete floors, finished interior walls, water, power, natural gas, and septic, these buildings offer endless possibilities for small business operations, mechanics, oilfield service support, pet kennels/rescue operations, hobby space, storage, or light industrial

use. Additional features include: • Heated double-car garage with concrete floor • Municipal water service • Natural gas and power connected • Large vegetable garden and greenhouse • Garden shed and mature landscaping • Spacious private yard with mature trees and shelter Ideally located only 10 minutes between the welcoming communities of Falher and McLennan, and approximately 45 minutes from Peace River, High Prairie, and Valleyview, this property combines rural peace and privacy with convenient access to schools, shopping, medical services, and recreation. Whether you're searching for a family acreage, retirement property, home-based business location, or simply a more peaceful lifestyle, this unique property offers exceptional opportunity and value. Subdivision to be completed – acreage offered separately from farmland.