



GRASSROOTS
REALTY GROUP

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19314 Township Road 744
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2329880



\$174,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,605 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	10.01 Acres		
Lot Feat:	No Neighbours Behind, Private		

Heating:	Forced Air
Floors:	Laminate, Linoleum, Vinyl
Roof:	Metal
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Block, Perimeter Wall
Features:	See Remarks

Water:	Dugout
Sewer:	Unknown
Condo Fee:	-
LLD:	-
Zoning:	residential
Utilities:	-

Inclusions: N/A

This 1,605-square-foot double-wide with thoughtful additions sits proudly on a sprawling 10.01 acres and was once a cherished homestead—and with a little elbow grease and vision, it has every chance to shine again. The home already boasts significant structural upgrades that set it apart from your typical fixer-upper, including durable vinyl siding and a newer metal roof, meaning the heavy lifting of exterior protection has already been done for you. Inside, you will find a spacious, single-level layout ready for your personal touch to bring it back to life. Beyond the home itself, the property is a true retreat for horse lovers and hobby farmers, with existing fencing already in place for equestrian use, along with multiple outbuildings that, while currently in need of some TLC, offer incredible storage and workshop potential. Adding to the property's rare versatility are two distinct homesites—one occupied by the current residence and a second, empty site just waiting for a guest cottage, barn, or future dream home. The grounds are further enriched by mature trees that offer shade and privacy. This is not a turnkey property, but rather a diamond in the rough for someone ready to roll up their sleeves and restore a beautiful homestead to its former glory. Offered strictly as-is, this is your chance to secure acreage, privacy, and possibility in one unforgettable package.