



**GRASSROOTS**  
REALTY GROUP

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**Lot 1C Fivestar  
Rural Smoky River No. 130, M.D. of, Alberta**

**MLS # A2119464**



**\$295,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                               |               |                   |
| <b>Size:</b>     | 1,035 sq.ft.                                                            | <b>Age:</b>   | 1950 (76 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Gravel Driveway, Parking Pad                                            |               |                   |
| <b>Lot Size:</b> | 1.50 Acres                                                              |               |                   |
| <b>Lot Feat:</b> | Lawn, Low Maintenance Landscape, Many Trees, Native Plants, No Neighbou |               |                   |

|                    |                                                                                                   |                   |              |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Propane                                                                               | <b>Water:</b>     | Cistern      |
| <b>Floors:</b>     | Hardwood, Tile                                                                                    | <b>Sewer:</b>     | Holding Tank |
| <b>Roof:</b>       | Metal                                                                                             | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | None                                                                                              | <b>LLD:</b>       | 2-76-22-W5   |
| <b>Exterior:</b>   | Wood Siding                                                                                       | <b>Zoning:</b>    | A            |
| <b>Foundation:</b> | Piling(s)                                                                                         | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage |                   |              |

**Inclusions:** n/a

**\*\*SELLER STATES OPEN TO ALL OFFERS\*\*** Experience the ultimate escape from city life and embrace the serene beauty of country living at this stunning property nestled in the picturesque river valley along the Little Smoky River. This charming home welcomes you with an inviting open-concept floor plan, where the spacious kitchen area seamlessly flows into the dining and living areas. The kitchen is a chef's delight, offering plenty of cabinet and counter space, a large kitchen island with an eat-up bar, and a convenient pantry. Cozy up beside the wood-burning stove during winter months, enjoying its warmth and ambiance. The primary bedroom along with a stylish 3-piece bathroom featuring a clawfoot tub and a laundry room for added convenience complete the main area. Upstairs there are two additional guest bedrooms. All outbuildings on the property are well maintained, providing ample storage options, including a larger shop ideal for storing your golf cart or ATV, a bunkhouse for additional guests, and two sheds for all your storage needs. Step outside and unwind on the wraparound, two-tiered deck—an ideal spot for outdoor entertaining and cooking amidst the tranquil surroundings. Situated on a sprawling 1.5-acre lot surrounded by mature trees and beautifully landscaped fairways, this property truly embodies tranquility and natural beauty. Golf enthusiasts will delight in the proximity to the golf course, just a short walk away. This par 32, 9-hole gem features impeccably landscaped fairways, challenging bunkers, and a clubhouse for social gatherings. Don't miss the chance to make this your new home. Schedule a viewing today and discover the unparalleled charm and peaceful lifestyle that awaits in this countryside oasis!

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