

# \$250,000 - 78301 Range Road 201, Rural Smoky River No. 130, M.D. of

MLS® #A2255487

**\$250,000**

5 Bedroom, 1.00 Bathroom, 1,531 sqft  
Residential on 13.26 Acres

NONE, Rural Smoky River No. 130, M.D. of,  
Alberta

This inviting 5-bedroom, 1-bathroom home features a bright open-concept layout that's perfect for family living. The kitchen offers abundant counterspace, a gas stove, and an eat-up bar, flowing seamlessly into the spacious living room, where large windows flood the space with natural light. The primary bedroom boasts hardwood floors and an oversized corner closet, while three additional guest bedrooms, two with hardwood floors and a 4-piece bathroom, complete the main floor. A convenient main-floor laundry room provides direct access to both the deck and the basement. Downstairs, the partially finished basement offers excellent potential, featuring a finished fifth bedroom, an additional unfinished bedroom, a large storage room, and ample space for a future family room, all ready to be customized to your vision. The home has plumbing in place for two additional bathrooms, making expansion easy. Step outside and enjoy 13 acres of country living, with the added convenience of town water, a large deck perfect for hosting and BBQs, a big dugout, a fenced pasture seeded with timothy for horses, and two additional fenced areas for other animals. Recent updates include a new furnace replaced last year, a new metal eavestroughing, and a roof replaced just 8



years ago. From spacious living to horse-ready pastures, this acreage has it all. An unbeatable opportunity for families and hobby farmers to enjoy country living at its very best!

Built in 1965

### Essential Information

MLS® #	A2255487
Price	\$250,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,531
Acres	13.26
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	78301 Range Road 201
Subdivision	NONE
City	Rural Smoky River No. 130, M.D. of
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1G0

### Amenities

Parking Spaces	6
Parking	Gravel Driveway, Parking Pad

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full, Partially Finished, Unfinished
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## Exterior

Exterior Features	Fire Pit, Garden, Storage
Lot Description	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pasture, Private, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 9th, 2025
Days on Market	1
Zoning	A

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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