

# **\$390,000 - 78321 Range Road 205, Rural Smoky River No. 130, M.D. of**

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MLS® #A2234450

**\$390,000**

4 Bedroom, 3.00 Bathroom, 1,377 sqft  
Residential on 14.01 Acres

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

**Incredible 14-acre Property with Triple Garage, Heated Shop & More!**

Just 8 minutes from Donnelly, this amazing 14-acre property offers the perfect blend of functionality, serenity, and space to grow. Whether you're looking for a peaceful retreat, a place to run a business or room for the whole family, this one has it all! Step inside to a stunning, oversized sunroom/patio that's perfect for gatherings or simply soaking in the beauty of your surroundings. A wheelchair lift ensures accessibility for all guests. The spacious home features 4 bedrooms and 2.5 bathrooms, including a dream kitchen with a massive island, eat-up bar, stainless steel appliances, and a bright dining area. The living room is warm and inviting, while the primary suite boasts a large walk-in closet and a luxurious 5-piece en-suite, complete with a soaker tub, walk-in shower, double vanity, and convenient laundry access. 2 more bedrooms and a 2-piece guest bathroom complete the main floor. The basement includes a family room, an additional bedroom, a 3-piece bathroom, and a large utility/storage area. Outside, enjoy the peaceful prairie views, entertain in the gazebo, on the deck, or get your hands dirty in the garden. Municipal water is already connected, and two dugouts provide an extra supply for outdoor use. You'll also find an 80x30 Quonset and a massive 48x70



heated shop with 220V power and office space, ideal for running a business or storing all your equipment and tools. Recent updates include a new metal roof and a brand-new septic system. With endless possibilities and plenty of room to roam, this is a rare opportunity you won't want to miss. Book your showing today!

Built in 1935

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2234450                         |
| Price          | \$390,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,377                            |
| Acres          | 14.01                            |
| Year Built     | 1935                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 78321 Range Road 205               |
| 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 | 10                     |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Elevator |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                         |
| Cooling           | None                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Exterior Entry, Full, Partially Finished, Walk-Up To Grade                                                                                      |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard, Storage                                                             |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Treed, Gazebo, Secluded |
| Roof              | Metal                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                 |
| Foundation        | Wood                                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 54              |
| Zoning         | A               |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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