

# **\$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	Bungalow, Acreage with Residence
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, Washer/Dryer, Stove(s)
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	1
Zoning	A

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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