

\$659,900 - 21342 Township Road 662 Road Ne, Little Smoky

MLS® #A2123300

\$659,900

4 Bedroom, 3.00 Bathroom,
Agri-Business on 100.50 Acres

NONE, Little Smoky, Alberta

This gorgeous property is a dream...a 1450 sq. ft. raised bungalow on 100+ acres of peaceful treed and pasture land, located just off Hwy. #43 and a little south of Little Smoky. This single family home is move-in ready. The chef's kitchen stands out as the heart of the home, with a bank of cabinetry wrapped around the cooking space, a 5 burner gas stove for meal prep, a wall oven, a built-in dishwasher and as much cupboard storage space as you'll ever need. The dining room will hold a large table and chairs and overlooks the green yard and the farmland beyond. Off to the side of this area is the living room with plenty of space for everyone to gather. A collection of tube skylights adds welcome light into this space. The master bedroom is spacious and holds a walk-in closet and a 4 piece ensuite bathroom with a double vanity and a corner tub for soaking and relaxing at the end of the day. A 2nd bedroom and main bathroom completes this main floor. Downstairs, a very large family room adds to the living space for your family. A 4th bedroom and a 3rd bathroom provide a private area for guests or family staying over. The mechanical room holds the side by side washer and dryer as well as the water filtration system. The home also has a built-in vacuum, with all hoses and attachments. A bonus for crafters: Your very own dedicated crafting room is in this area! An underground electrical service



goes into the distribution panel in the mechanical room and provides a 100 amp service. There are 2 drilled wells, a septic system and a public utility provides gas and power. Outside of the house, the double attached garage with a concrete slab floor and a gas heater for warmth is a great shop space and inside storage for your vehicles. The yard goes as far as you want it to go, the area around the house and garage is wide open. Besides the house and garage, there is an 8,160 sq. ft. riding arena for horse lovers, with a 2,720 lean-to storage area for large equipment. This structure was built in 2012 with treated wood posts supporting the exterior walls and were driven into a sand floor. The 15' walls are metal, sheeted with translucent polycarbonate wall panels along the 136' long walls. The roof is also metal sheeting with translucent polycarbonate ridge capping. It's a perfect location to ride when the weather is poor and there are outside distractions which are completely eliminated, preventing horses from being startled by dogs, fluttering plastic bags or anything else that might potentially spook them. Indoor arenas also provide superior footing, which helps to decrease the risk of riding injuries. Other features include a dug-out pond, a double front gate, and a second house that's been uninhabited for a number of years. Built in 1960, it is approx. 1,384 sq. ft. and of little value w/o complete renovation and upgrades. This is definitely worth owning. Please make sure you are pre-approved with your lender before viewing.

Built in 2012

Essential Information

MLS® #	A2123300
Price	\$659,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Acres	100.50
Year Built	2012
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

Community Information

Address	21342 Township Road 662 R
Subdivision	NONE
City	Little Smoky
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3Z0



Interior

Appliances	Central Air Conditioner, Built-In Refrigerator, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Gas Range, Range Hood, Washer/Dryer
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Exterior

Lot Description	Back Yard, Cleared, Farm, Few Trees, Front Yard, Lawn, Private, Wooded, Yard Lights
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	April 17th, 2024
Days on Market	425
Zoning	A-1

Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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