

**Lot #12 Fivestar  
Rural Smoky River No. 130, M.D. of, Alberta**

**MLS # A2271371**



**\$92,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	578 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Treed		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	35-75-22-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ESL
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/a

Welcome to this beautiful river valley retreat, perfectly nestled along the scenic Little Smoky River. Surrounded by mature trees and manicured fairways, this charming property offers an ideal blend of privacy, tranquillity, and recreation. The cozy cabin features 1 bedroom, 1 bathroom, and a spacious loft, perfect for hosting extra guests. The flat, landscaped lot is partially treed, with the property extending into the woods for added privacy and no rear neighbours. Tucked at the very end of the lane, you'll appreciate the peaceful setting with zero through traffic. Recent updates include a newer propane furnace, septic system, hot water tank, and electrical system, ensuring year-round comfort and reliability. The property is accessible year-round, with an artesian well available from May to October. Outside, you'll find two well-maintained storage sheds, a covered porch, and a welcoming firepit area, a perfect space to relax and enjoy the outdoors. Whether you're seeking a peaceful weekend escape or a relaxed full-time lifestyle, this property truly checks all the boxes. Golf lovers will be in paradise, with the renowned 5-Star Golf Course just a short walk away. This par-32, 9-hole gem features beautifully landscaped fairways, immaculate greens, and challenging bunkers that make every round memorable. Looking for more space? The property sits right beside Lot #15, which is also available for sale. Perfect for future development, expanding your outdoor footprint, or adding even more room for guests. Explore it today and experience the beauty of country living!