

\$389,000 - 31 22003, Lot#31 43 Highway, Little Smoky

MLS® #A2241735

\$389,000

2 Bedroom, 1.00 Bathroom, 1,389 sqft
Residential on 0.23 Acres

NONE, Little Smoky, Alberta

Charming Log Home on a Spacious Lot â€“
Steps from the River!

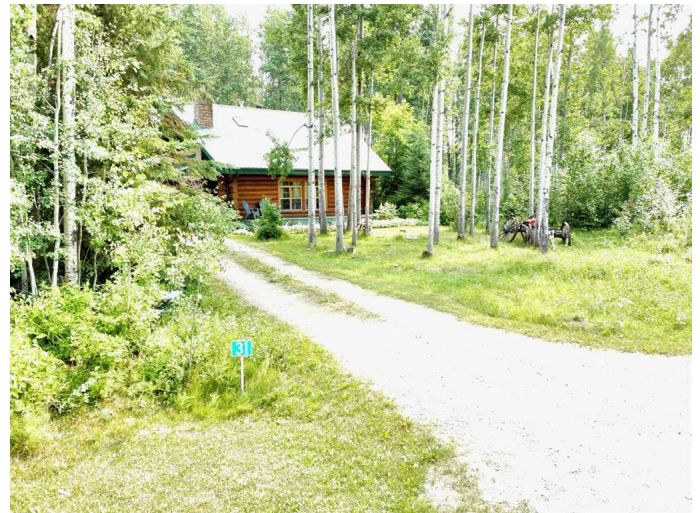
Welcome to peaceful living in the Hamlet of
Little Smokey, Alberta! This cozy 1994 log
home sits on a large lot just a 40-second walk
to the river via your own private pathway.

Built on a solid 2â€• x 12â€• frame foundation
with a cement perimeter, this home offers
lasting quality. The maintenance-free metal
roof, heating and lighting in the 4â€™
crawlspace, and water filtration system
(installed in 2004) add to the convenience and
comfort.

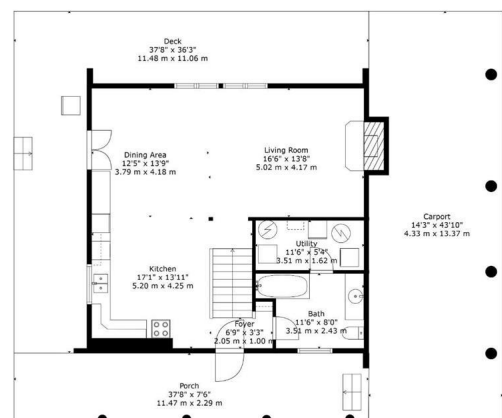
Inside, youâ€™ll find 2 bedrooms, 1 full
bathroom on the main floor, a wood-burning
fireplace, and natural light from skylights. All
appliances are Included (note: no dishwasher).
The home is connected to a reliable artesian
water well.

Step outside to enjoy the outdoors on the
wrap-around deck, complete with a covered
back sectionâ€”perfect for relaxing rain or
shine. The property includes a 16â€™ x
30â€™ carport, a large 8â€™ x 30â€™ shed,
and just one neighbour for added privacy.

Little Smokey offers small-town charm with
essentials close at handâ€”a gas station,
convenience store, and restaurant right in
town.



TOTAL: 1304 sq. ft. 121 m²
FLOOR 1: 799 sq. ft. 74 m², FLOOR 2: 505 sq. ft. 47 m²
EXCLUDED AREAS: PORCH: 284 sq. ft. 26 m², DECK: 512 sq. ft. 48 m², CARPORT: 610 sq. ft. 57 m²,
FIREPLACE: 13 sq. ft. 1 m², OPEN TO BELOW: 314 sq. ft. 29 m²
WALLS: 114 sq. ft. 11 m²



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Whether you're looking for a year-round home or a peaceful getaway, this log home offers rustic comfort in a beautiful natural setting.

Built in 1994

Essential Information

MLS® #	A2241735
Price	\$389,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,389
Acres	0.23
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 22003, Lot#31 43 Highway
Subdivision	NONE
City	Little Smoky
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3Z0

Amenities

Parking Spaces	3
Parking	Carport

Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer Stacked, Freezer
Heating	Forced Air, Fireplace(s)
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Private
Roof	Metal
Construction	Log
Foundation	Perimeter Wall

Additional Information

Date Listed	July 21st, 2025
Days on Market	30
Zoning	Hamlet Residential

Listing Details

Listing Office	EXIT REALTY RESULTS
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