

# \$199,000 - 242006 Twp 779, Watino

MLS® #A2223123

**\$199,000**

2 Bedroom, 2.00 Bathroom, 1,296 sqft

Residential on 4.05 Acres

NONE, Watino, Alberta

If you've been dreaming of a quiet lifestyle with room to breathe and nature all around you, this property near the Smoky River might be precisely what you've been searching for. Tucked just outside the community of Watino, this peaceful acreage offers a rare combination of privacy, natural beauty, and outdoor recreation at your doorstep. Whether fishing, boating, swimming, or simply relaxing by the river, you'll have direct access to it, steps from home. The house is bright, welcoming, and full of charm. With two bedrooms and two bathrooms, it's the perfect size for a family or guests. The kitchen features plenty of cupboard and counter space and opens into a spacious living area filled with natural light thanks to large bay windows. A cozy sunroom provides the perfect spot to relax and leads out to a large deck with multiple seating areas, ideal for hosting, reading, or just enjoying the quiet. The yard is beautifully maintained on over 4 acres and offers endless potential. Whether you want to plant a garden, entertain guests, or soak in the surroundings, the space is ready. Two shops and a shed provide ample storage for tools, equipment, or hobbies, and there's lots of room to make the property truly your own. Additional features include a new hot water tank (installed July 2023), a 2,000-gallon cistern, and a school bus service from the area. Plus, you're only a 20-minute drive to Falher, giving you easy access to town while enjoying the peace of country living. With



wide-open prairie views, the sounds of nature, and the river steps away, this home perfectly balances tranquility, functionality, and convenience. Don't miss your chance to own this one-of-a-kind property. Book your showing today and come experience the lifestyle for yourself!

Built in 2007

**Essential Information**

MLS® #	A2223123
Price	\$199,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,296
Acres	4.05
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	242006 Twp 779
Subdivision	NONE
City	Watino
County	Birch Hills County
Province	Alberta
Postal Code	T0H 3R0

**Amenities**

Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Garden, Landscaped, Lawn, Many Trees, Private, Cleared
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	May 27th, 2025
Days on Market	11
Zoning	RN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.