

# \$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 –  
Steps from the River!

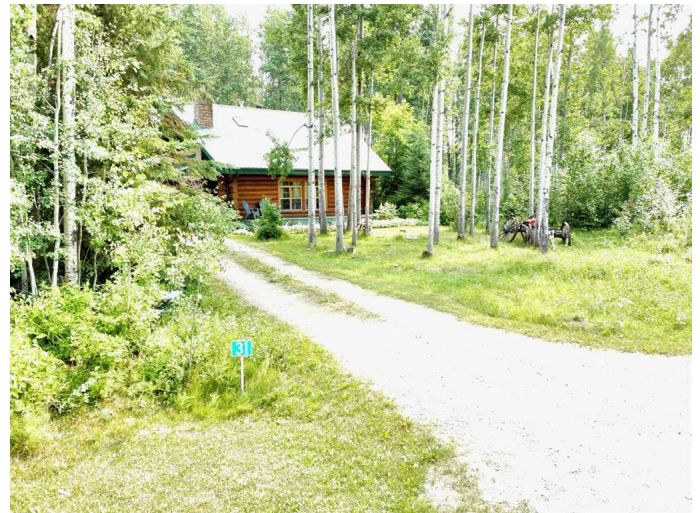
Welcome to peaceful living in the Hamlet of Little Smokey, Alberta! This cozy 1994 log home sits on a large lot just a 40-second walk to the river via your own private pathway.

Built on a solid 24" x 12" frame foundation with a cement perimeter, this home offers lasting quality. The maintenance-free metal roof, heating and lighting in the 4" crawlspace, and water filtration system (installed in 2004) add to the convenience and comfort.

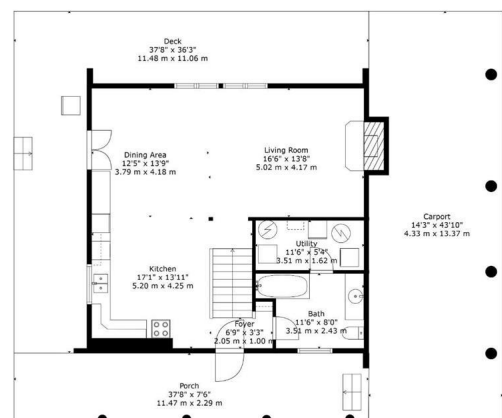
Inside, you'll find 2 bedrooms, 1 full bathroom on the main floor, a wood-burning fireplace, and natural light from skylights. All appliances are Included (note: no dishwasher). The home is connected to a reliable artesian water well.

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

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



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



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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 | 58                 |
| Zoning         | Hamlet Residential |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | EXIT REALTY RESULTS |
|----------------|---------------------|

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