# \$350,000 - 260051 Otter Creek, Smith

MLS® #A2222763

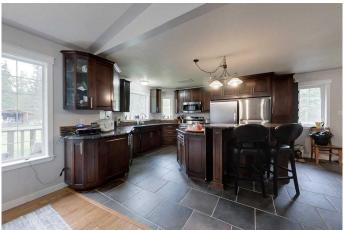
### \$350,000

3 Bedroom, 2.00 Bathroom, 1,548 sqft Residential on 3.63 Acres

NONE, Smith, Alberta

PRICE IMPROVEMENT! Welcome to this beautifully maintained 2008 bungalow, nestled in a serene rural setting just 15 km from Smith and an easy 45-minute drive to both Slave Lake and Athabasca. This 3-bedroom, 3-bathroom home offers the perfect blend of modern comfort and country charm. Freshly painted throughout the main floor, and has upgrades of new shingles and hot water tank (2024), it's truly move-in ready. The inviting open floorplan features a striking rock feature wall leading to the basement, adding warmth and character. The spacious kitchen boasts espresso cabinetry, stainless steel appliances, and a walk-in pantry, ideal for your family. Enjoy the convenience of main floor laundry the "no carpet" home has hardwood and ceramic throughout. Outside, you'll find the chicken coop, a large shed and an "open garage". Whether you're looking for your forever home or a quiet retreat, this property offers exceptional value in a peaceful, private location.







Built in 2008

## **Essential Information**

MLS® # A2222763 Price \$350,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,548 Acres 3.63 Year Built 2008

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

## **Community Information**

Address 260051 Otter Creek

Subdivision NONE City Smith

County Lesser Slave River No. 124, M.D. of

Province Alberta
Postal Code T0G 2B0

#### **Amenities**

Parking Off Street

#### Interior

Interior Features Open Floorplan, Sump Pump(s), Vaulted Ceiling(s)

Appliances Dishwasher, Freezer, Refrigerator, Washer/Dryer, Stove(s)

Heating Forced Air, Propane

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Pellet Stove, Wood Burning Stove

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Few Trees

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 19th, 2025

Days on Market 98
Zoning RS

## **Listing Details**

Listing Office ROYAL LEPAGE PROGRESSIVE REALTY

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