

# \$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 | 62             |
| Zoning         | RS             |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROGRESSIVE REALTY |
|----------------|---------------------------------|

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