

# \$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

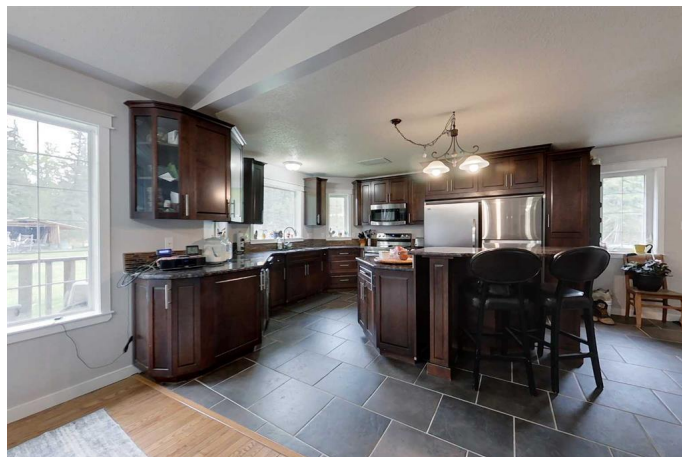
**PRICE IMPROVEMENT!** Welcome to this beautifully maintained 2008 bungalow, nestled in a serene rural setting just 15 km from Smith and an easy 45-minute drive to both Slave Lake and Athabasca. This 3-bedroom, 3-bathroom home offers the perfect blend of modern comfort and country charm. Freshly painted throughout the main floor, and has upgrades of new shingles and hot water tank (2024), itâ€™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
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### **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	97
Zoning	RS

### **Listing Details**

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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