

# \$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
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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 167

Zoning RS

### **Listing Details**

Listing Office ROYAL LEPAGE PROGRESSIVE REALTY

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