



11069 Township Road 713 , Smith, Alberta - \$420,000



Main Photo

Property Description

This property at 11069 Township Road 713 in Smith, Alberta, offers a beautiful and peaceful 48-acre setting, ideal for outdoor enthusiasts or those seeking a private retreat. The land backs onto Crown Land and is less than a quarter mile from the Athabasca River, providing abundant opportunities for outdoor activities and wildlife observation. Approximately 10 to 12 acres are open and fenced, while the remaining land is covered in mature trees and bush. The home, built into a bank, features 11-inch walls and includes three bedrooms, a pellet stove that can be restructured back to wood, natural gas, power, and town water. The yard is mature and developed, with spruce trees, a garden area, sheds, a firepit, and a cellar. The property also has a 16-foot by 32-foot shop/barn with a 14-foot by 32-foot lean-to, suitable for various



uses, and an electric watering bowl for animals. This scenic setting offers a tranquil lifestyle with plenty of outdoor opportunities and room to make it your own.

REALTOR Referral


REALTOR®

Mobile: N/A
Email: N/A
Website: <https://www.real-estate-homes.ca/>

Courtesy Of: RE/MAX REAL ESTATE

