



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



Main Photo

### Property Description

**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.

## REALTOR Referral

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