

\$349,900 - 701064 Croswell Road, Rural Lesser Slave River No. 124, M.D. of

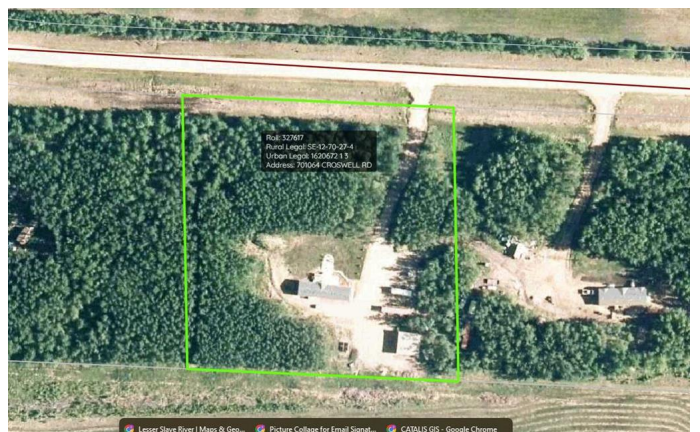
MLS® #A2166611

\$349,900

3 Bedroom, 2.00 Bathroom, 1,520 sqft
Residential on 3.93 Acres

NONE, Rural Lesser Slave River No. 124,
M.D. of, Alberta

A 3.93 acre piece of Northern Alberta paradise surrounded by aspen forest and grain field view to the South. This custom-ordered 2016 1520 sqft mobile home is solidly set-up on screw pilings with insulated skirting. It offers a pleasing, spacious floorplan, highlighted by a large kitchen, with a huge island, stainless steel appliances (including a wine fridge), and ample counter space. There are two bedrooms and a 4 pc bathroom on one end of the home with a large boot room and laundry at the rear entry. The master retreat is huge with a walk-in closet (built-ins galore!) and an amazing ensuite, with soaker tub, his & hers sinks and a stand-up shower. The 14x38' deck can be accessed from the front foyer, or the dining room garden doors. You'll love this outdoor living space that over looks the fenced in yard. From the lane access the property is concealed in trees and features walking/quadding trails around the perimeter. A storage sea-can and double garage/shed are included as is an RV plug and septic hookup! The septic system has been well maintained and there is a 8000L cistern for water. Just a short drive to the town of Smith, where you can find a restaurant, post office and fuel station...plus many community events! For a great selection of shopping, etc... you can head north to Slave Lake (40 minutes) or Southeast to Athabasca (40 minutes).



Edmonton is approximately 200 km away.
What a stunning property offering sought-after
serenity and peace on almost 4 acres.

Built in 2016

Essential Information

MLS® #	A2166611
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	3.93
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	701064 Croswell Road
Subdivision	NONE
City	Rural Lesser Slave River No. 124, M.D. of
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 1G0

Amenities

Parking Spaces	6
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Double Vanity, Jetted Tub, Laminate Counters
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Built-In Range, Built-In Oven, Electric Cooktop, Window Coverings

Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard, Rain Barrel/Cistern(s), Storage, Dog Run, Gray Water System, Private Entrance, Rain Gutters, RV Hookup
Lot Description	Brush, Landscaped, Lawn, Many Trees, Private, Dog Run Fenced In, Low Maintenance Landscape, Meadow, No Neighbours Behind, Native Plants, Pasture, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Piling(s)

Additional Information

Date Listed	September 18th, 2024
Days on Market	294
Zoning	CR1

Listing Details

Listing Office	People 1st Realty
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