



**693069 265 Range
Smith, Alberta**

MLS # A2316723



\$769,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,501 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Gravel Driveway, Off Street		
Lot Size:	157.96 Acres		
Lot Feat:	Lake, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Native		

Heating:	High Efficiency, Forced Air, Propane	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	20-69-26-W4
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	AG
Foundation:	ICF Block	Utilities:	Electricity Connected, Phone Connected, Propane, Sa

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Sauna, Vinyl Windows

Inclusions: SAUNA / ALL OUTBUILDINGS / CABIN

Just south of Hondo lies this fully treed 1/4 section (157.96 acres) of land with a site built 1500 sq ft bungalow on a full basement with 9 ft ceilings. The house is only 5 years old, and features modern craftsmanship and design. 3 bedrooms, and 3 bathrooms on the main floor. Beautiful gas fireplace in the living room, and a big covered deck out back. Downstairs is a full size basement with 9 foot ceilings and 4 big windows to light up the future development. The property is full of mature trees and backs right on to Dancing Lake. There are numerous outbuildings including a small cabin with wood heating, a cedar wood fired sauna. Water is serviced via a 200 foot deep drilled well, providing excellent quality and tasting water. Only 6 kms. from Highway 2 & 44 providing quiet privacy, but convenience of being a short commuting distance to Slave Lake and the lumber mills.