



GRASSROOTS
REALTY GROUP

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712043 Range Road 10
Rural Lesser Slave River No. 124, M.D. of, Alberta

MLS # A2330391



\$215,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,216 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	2.32 Acres		
Lot Feat:	Back Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Block
Features:	Ceiling Fan(s), Kitchen Island

Water:	Well
Sewer:	Open Discharge
Condo Fee:	-
LLD:	18-71-26-W4
Zoning:	RU
Utilities:	-

Inclusions: Storage shed

Escape to peaceful country living with this 3-bedroom, 2-bathroom manufactured home situated on 2.32 private acres just outside the hamlet of Smith. Located 45 minutes from both Athabasca and Slave Lake, this property offers the perfect balance of rural tranquility and easy access to amenities. Inside, you'll find a bright, open-concept layout featuring a spacious kitchen, dining area, and living room—ideal for everyday living and entertaining. The functional floor plan includes three comfortable bedrooms, including a primary bedroom with its own ensuite, plus a second full bathroom for family or guests. Outside, enjoy the privacy of a mature yard with plenty of space for gardening, recreation, or simply relaxing in the peaceful surroundings. The property is serviced by a water well and offers ample room to add a shop, garage, or other outbuildings to suit your needs. Whether you're looking for your first home, a quiet country retreat, or an affordable acreage, this property is ready for you to make it your own.