



GRASSROOTS
REALTY GROUP

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41, 21001 Old Smith Highway
Rural Lesser Slave River No. 124, M.D. of, Alberta

MLS # A2349587



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	940 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Gravel Driveway, Off Street, Outside		
Lot Size:	6.85 Acres		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac, Gazebo, Landscaped, Lawn, Low Ma		

Heating: Propane, Radiant, Wood Stove

Floors: Hardwood

Roof: Metal

Basement: None

Exterior: Wood Frame, Wood Siding

Foundation: Block, Wood

Features: French Door, Kitchen Island, Vinyl Windows

Water: Cistern

Sewer: Septic Field

Condo Fee: -

LLD: -

Zoning: RUS

Utilities: -

Inclusions: ALL SHEDS AND OUT BUILDINGS

Get ready to be enchanted as you enter this incredible river front property containing a very private 6.85 acres right on the Lesser Slave River. The 3 bedroom home with a nice river view is nestled high up amongst the mature trees, and then the road winds down and through a clearing in the trees to an open partially fenced pasture area right along the river. Nicely landscaped and private, complete with cook shelter and power for the RV's. One of the most beautiful spots on the river. The 3 bedroom cedar home with pine interior boasts 2 bathrooms, and a comfortable living room with a wood burning stove to cozy it up even more. Great kitchen with a centre island Spectacular covered deck is a great space rain or shine. Enjoy it all, right at home.