

**1014 10 Street
Smith, Alberta**

MLS # A2263609

\$230,000



Division:	NONE		
Type:	Residential/House		
Style:	Modular Home		
Size:	1,306 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	18x20 Quonset		

If you're looking for an affordable escape, on a little piece of property to call your own - that happens to include a beautifully renovated 5 bedroom home – then this might be exactly what you're looking for. Nestled in the quiet community of Smith, Alberta, and surrounded by thousands of acres of forest, it's an outdoor enthusiast's playground with trails and rivers and lakes to roam year round. Rolling into the property is a long driveway that wraps into the back yard where you are immediately greeted with towering evergreens and a tree lined back yard, featuring no neighbours behind. An 18x20 quonset with a raised floor and pony wall provide excellent storage for toys and seasonal goods and the sloped yard creates a cozy forest feel perfect for backyard entertaining around a fire or bbq's on the back deck. Inside you'll be happy to find a completely renovated and stylish open floorplan that floods with natural light. Once a work in progress, nearly everything has been updated from the roof, windows, water heater and furnace, to the flooring, paint, plumbing, electrical, fixtures, kitchen and hardware. With 5 bedrooms and a bonus room that was in the works to be a full 4 piece bathroom, the flex room off the laundry room could work as an office, craft room or additional storage/laundry space. Room for a garage, 30 minutes from the mills and a 45 minute drive from the Town of Slave Lake, this property might be the one you've been waiting for.