

# **\$369,900 - 701064 Croswell Road, Rural Lesser Slave River No. 124, M.D. of**

MLS® #A2166611

**\$369,900**

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	\$369,900
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	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Ceiling Fan(s), Vinyl Windows, Jetted Tub, Laminate Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Built-In Range, Built-In Oven, Freezer

Heating	Forced Air
Cooling	None
Basement	None

## Exterior

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

## Additional Information

Date Listed	September 18th, 2024
Days on Market	202
Zoning	CR1

## Listing Details

Listing Office	People 1st Realty
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