

# \$420,000 - 11069 Township Road 713, Smith

MLS® #A2220521

**\$420,000**

3 Bedroom, 1.00 Bathroom, 1,350 sqft

Residential on 48.00 Acres

NONE, Smith, Alberta

This property at 11069 Township Road 713 in Smith, Alberta, offers a beautiful and peaceful 48-acre setting, ideal for outdoor enthusiasts or those seeking a private retreat. The land backs onto Crown Land and is less than a quarter mile from the Athabasca River, providing abundant opportunities for outdoor activities and wildlife observation.

Approximately 10 to 12 acres are open and fenced, while the remaining land is covered in mature trees and bush. The home, built into a bank, features 11-inch walls and includes three bedrooms, a pellet stove that can be restructured back to wood, natural gas, power, and town water. The yard is mature and developed, with spruce trees, a garden area, sheds, a firepit, and a cellar. The property also has a 16-foot by 32-foot shop/barn with a 14-foot by 32-foot lean-to, suitable for various uses, and an electric watering bowl for animals. This scenic setting offers a tranquil lifestyle with plenty of outdoor opportunities and room to make it your own.

Built in 1981

## Essential Information

MLS® #	A2220521
Price	\$420,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,350
Acres	48.00
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	11069 Township Road 713
Subdivision	NONE
City	Smith
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2B0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Off Street

### Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Pellet Stove
Cooling	None
Fireplaces	Living Room, Pellet Stove
Basement	None

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Pasture, Private, See Remarks, Brush
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
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Days on Market 12

Zoning A

## **Listing Details**

Listing Office RE/MAX REAL ESTATE

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