

# \$234,900 - 57 Broken Paddle Drive, Smith

MLS® #A2218403

**\$234,900**

2 Bedroom, 1.00 Bathroom, 936 sqft  
Residential on 0.54 Acres

NONE, Smith, Alberta

This well-maintained property offers year-round living on just over a ½ acre lot, only 5 minutes from beautiful Fawcett Lake. A cozy wood-burning stove and full bath ensure comfort in every season. The low-maintenance yard features a gravel driveway, multiple outbuildings, an oversized shed with a roll-up door, and a covered rear deck—perfect for relaxing outdoors. Ideal for those seeking a peaceful retreat or full-time residence in a scenic setting. Completing the package is a 5-year-old high-efficiency furnace for reliable, energy-saving warmth.

Built in 2002

## Essential Information

MLS® #	A2218403
Price	\$234,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	936
Acres	0.54
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Active

## Community Information



Address	57 Broken Paddle Drive
Subdivision	NONE
City	Smith
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T9S 1C9

### **Amenities**

Utilities	Electricity Available, Cable Available, Natural Gas Available
Parking	Driveway, Parking Pad, RV Access/Parking, Additional Parking, Gravel Driveway

### **Interior**

Interior Features	Ceiling Fan(s), Natural Woodwork, Open Floorplan
Appliances	Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove, Tile
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Storage
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	102 Residential Improved

### **Listing Details**

Listing Office	REAL BROKER
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