



## 16435 Sandy Crescent Rural Smoky Lake County AB

\$460,000

A WONDERFUL place to call HOME! PERFECT BUNGALOW and LOCATION on Sandy Crescent at Mons Lake...searching for a property that has everything? This WONDERFUL 4 bedroom home is immaculate and on 1.41 acres. The school bus comes into this Sandy Lane subdivision and kids attend schools in Smoky Lake Town. A recent kitchen renovation opened up the space nicely. Enjoy the 28' x 9' covered front deck or the open 42' x 10' back deck. The house shingles have just been replaced in mid April '23. Truly move in ready!! The original 30x24 double garage has a bathroom as it once had a living space with small kitchen. BONUS 43x26 TRIPLE GARAGE/SHOP is heated/insulated with 220 power. Septic tank and drilled well have received yearly inspections. The yard is fully fenced with a fire pit and large garden. And bring your quads as the trails are right at your back door. This hidden GEM is a MUST SEE!!

Listing Presented By:



Originally Listed by:  
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