

NEW LISTING



7 SMITHS TRAIL

All Areas, Hay River

\$334,900

MLS®: 6711

Bedrooms: 4

Fuel Type: Propane

Type: House

Bathrooms: 2

Fireplaces: Pellet Stove



Devon Straker

CENTURY 21  
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## ABOUT THIS PROPERTY

Nestled on a beautifully treed 2 acre riverfront property in Hay River, this spacious 2,431 sqft two storey home offers the perfect blend of privacy, nature, and recreation. Ideally situated adjacent to the local ski club and golf course, the property enjoys stunning river views and a peaceful setting surrounded by mature trees.

Recently refreshed with cosmetic updates throughout, including new flooring and fresh paint, this 4 bedroom, 2 bathroom home is move-in ready. The main level features a bright and functional layout with a spacious living room, kitchen and dining area, two bedrooms, and two full bathrooms. The upper level offers two additional bedrooms, providing excellent space for family, guests, or a home office. In addition to the newer flooring and paint throughout, this home has benefitted from a major upgrade in 1995, including an electrical upgrade, drywalling, and a new kitchen featuring oak cabinetry.

An attached double garage provides ample storage and convenience, while the crawlspace offers additional utility space. The home is serviced by trucked water and sewer and features a propane domestic hot water and boiler heating system with a backup propane furnace for added reliability.

Set on an expansive 87,126 sq. ft. lot, this unique property combines the tranquility of riverfront living with direct access to year-round recreation. Enjoy privacy, mature trees, beautiful river views, and a sought-after location next to the ski club and golf course—all just minutes from town amenities.



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