

\$624,975 - 15069 Township Road 591, Rural Smoky Lake County

MLS® #E4442183

\$624,975

3 Bedroom, 2.00 Bathroom, 1,401 sqft

Rural on 40.03 Acres

None, Rural Smoky Lake County, AB

RARE OPPORTUNITY to own a wonderfully upgraded, modern, move-in ready family home on an amazing 40 acre hobby farm, just off Secondary 857 South of Hwy 28 in Smoky Lake County! BEAUTIFUL & PRIVATE SETTING! New septic tank & water conditioner, iron filter & reverse osmosis system (GOOD well) & Hot Water Tank (electric) in 2024. All new windows in 2023, except 2 in basement. NEW in 2023: Vinyl Plank Flooring, Paint & Ceiling, High Efficiency Furnace, Sinks & Toilets, Countertops in Kitchen & Bathrooms, Fridge, Stove, Dishwasher, Washer & Dryer. Roof was replaced in 2018 - aluminum shingles. 8 older farm bldgs include a barn, grain bin, some cool old bldgs & double garage. Huge 40 x 60 metal shop that's a pole shed w/ concrete floor & 100 amp power - 2 OH doors & 1 slider. Partly fenced, ~8 acres in crop, ~ 7 acres in yard / grass. Excellent access to Industrial Heartland (1 hr), Fort McMurray (3.5 hrs), Christina Lake (2.7 hrs), Edmonton/Sherwood Park (1.5 hrs) *COUNTRY LIVING AT ITS FINEST!

Built in 1990

Essential Information



MLS® #	E4442183
Price	\$624,975
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,401
Acres	40.03
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	15069 Township Road 591
Area	Rural Smoky Lake County
Subdivision	None
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 0J0

Amenities

Features	Fire Pit, Hot Water Electric, Parking-Extra, Patio, R.V. Storage, Vinyl Windows, Workshop
Parking Spaces	20

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Hillside, Landscaped, Picnic Area, Private Setting, Vegetable Garden
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 2025
Days on Market 23
Zoning Zone 60

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Listing information last updated on July 6th, 2025 at 9:31am MDT