

# **\$199,900 - 60245 184 Range Road, Rural Smoky Lake County**

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MLS® #E4444512

**\$199,900**

1 Bedroom, 1.00 Bathroom, 1,453 sqft

Rural on 19.99 Acres

None, Rural Smoky Lake County, AB

Beautiful and private 20 acre property near Smoky Lake. Here is your chance to get your own small piece of paradise, this acreage is nestled in a quiet and private area, however near access to many services. There are plenty of trees and gorgeous views on adjacent fields. It includes a good Quonset, a garage and a large shelter. Either renovate the existing old home, build your own or bring in an RTM. This would also be a superb area for RV'ing with your friends and family, power, water and gas are on site. Also tons of room for horses and other animals if needed. You like hunting? The area features a lot of wildlife and is also within an important bird migration corridor with Smoky Lake nearby. In summary this is a little gem waiting for its new lucky owner.

Built in 1945

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4444512  |
| Price          | \$199,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,453     |



|            |                        |
|------------|------------------------|
| Acres      | 19.99                  |
| Year Built | 1945                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 60245 184 Range Road    |
| Area        | Rural Smoky Lake County |
| Subdivision | None                    |
| City        | Rural Smoky Lake County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0A 3C0                 |

### Amenities

|          |                             |
|----------|-----------------------------|
| Features | Parking-Extra, R.V. Storage |
|----------|-----------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Partially Landscaped, Private Setting |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 61              |
| Zoning         | Zone 60         |

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Listing information last updated on August 26th, 2025 at 4:47am MDT