

\$489,000 - #406 12272 Twp Rd 602, Rural Smoky Lake County

MLS® #E4433175

\$489,000

3 Bedroom, 1.00 Bathroom, 900 sqft

Rural on 0.50 Acres

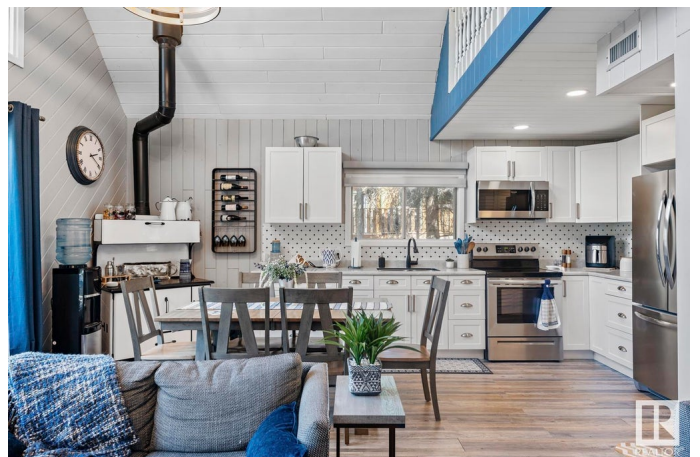
Birchland Resort, Rural Smoky Lake County, AB

Affordable lake front at Birchland Resort Garner Lake!!! Rare opportunity won't last long!!!! This beautiful 900 sq. ft. 4 season cabin sits on half an acre and is surrounded by majestic spruce trees. This spacious 3 bedroom one bathroom cabin is the perfect place to sit back and relax with friends and family. It also includes heated guest house and 3 pc. outside bathroom. The cabin was fully updated including paint, flooring, bathroom, laundry room, all new decking including a Solaris Phantom motorized retractable screen enclosure for the deck, new 3000 gallon holding tank and much more. GARNER LAKE has a provincial park w/ campground which offers activities like water sports, wildlife viewing, year round fishing, hiking on country trails, biking, boating, wind surfing, sailing and cross country skiing trails.

Built in 1980

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4433175 |
| Price | \$489,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |



| | |
|----------------|------------------------|
| Full Baths | 1 |
| Square Footage | 900 |
| Acres | 0.50 |
| Year Built | 1980 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | #406 12272 Twp Rd 602 |
| Area | Rural Smoky Lake County |
| Subdivision | Birchland Resort |
| City | Rural Smoky Lake County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0A 3C0 |

Amenities

| | |
|----------|--|
| Features | Deck, Fire Pit, No Smoking Home, Open Beam |
|----------|--|

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Boating, Private Setting, Recreation Use, Waterfront Property |
| Construction | Wood |
| Foundation | Piling |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 60 |

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Listing information last updated on May 3rd, 2025 at 4:17pm MDT