

# **\$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                16  
Zoning                              Zone 60

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