

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

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
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### 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	6
Zoning	Zone 60

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Listing information last updated on July 2nd, 2025 at 12:03pm MDT