

# **\$527,979 - 1007 12272 Twp Rd 602, Rural Smoky Lake County**

MLS® #E4439884

**\$527,979**

3 Bedroom, 2.50 Bathroom, 1,291 sqft

Rural on 3.66 Acres

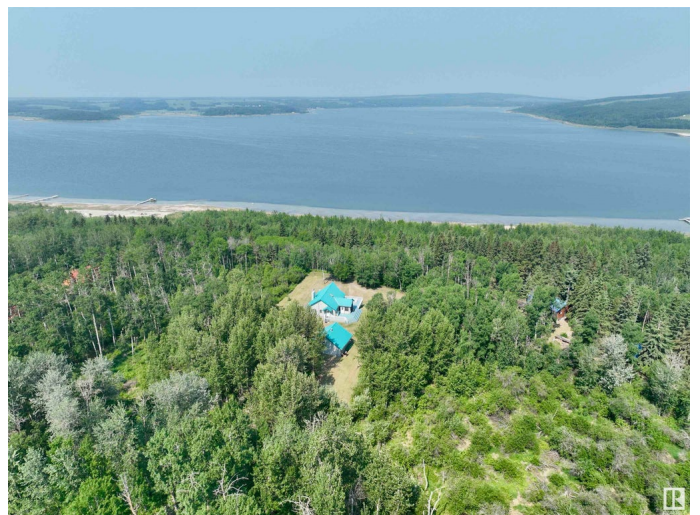
Birchland Resort, Rural Smoky Lake County,  
AB

**CUSTOM BUILT CANADIAN CEDAR LOG  
HOME ON 3.66 ACRES AT GARNER LAKE!**

This package has it all - direct access to the lake and beach area, a rustic year round home with a cozy loft for the kids or extra storage, wood stove, full kitchen & a primary bedroom with a Jack & Jill en suite with walk in shower. Hardwood floors throughout the main floor add to the charm & convenience. Enjoy your summer days in the screened in sunroom. Downstairs features a family room with walk out doors to the back yard, 2 bathrooms & 2 bedrooms. Recent upgrades include the dishwasher, 2 furnaces, HWT and the beloved A/C. Outside won't disappoint either with its massive wrap around deck & heated double garage with above heated loft for extra guests & storage. Just minutes from the Provincial Park & a short walk will take you to the water to put in your dock. The Iron Horse Trail is close by for both summer & winter activities. Approx 2 hrs from Edmonton or 35 minutes from St. Paul. This property is worth the drive, it doesn't disappoint!

Built in 1997

## **Essential Information**



MLS® #	E4439884
Price	\$527,979
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,291
Acres	3.66
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	1007 12272 Twp Rd 602
Area	Rural Smoky Lake County
Subdivision	Birchland Resort
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3E0

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Parking-Extra, Skylight, Sunroom, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Log
Exterior Features	Boating, Cul-De-Sac, Hillside, Lake View, Landscaped, Private Setting, Recreation Use

Construction	Log
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	15
Zoning	Zone 60

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Listing information last updated on June 17th, 2025 at 4:17pm MDT