

# **\$365,900 - 59449 150 Range Road, Rural Smoky Lake County**

MLS® #E4440191

**\$365,900**

1 Bedroom, 0.00 Bathroom, 440 sqft

Rural on 153.87 Acres

None, Rural Smoky Lake County, AB

153.87 Acres with a great little cottage on the popular Iron Horse Trail near Smoky Lake. Here is a great parcel of land, which is suitable for several uses, such as agriculture, recreation, hobby farm, etc. The cottage is well equipped with a wood stove for cooking and another one for all the heat you'll need to be nice and toasty. With one good-size bedroom, a functional kitchen and dinette, you'll love the cute living room and the gorgeous deck, overlooking the vast pasture. For the outdoor motor sports enthusiasts the Iron Horse Trail runs through the north end of this land. There are currently approximately 50 acres of Alfalfa and a large area which has been cleared and awaits further cleaning to be placed into production. In summary this parcel has tons to offer to those looking for a place to get away, to camp with friends and family, hunt, or plainly enjoy the great outdoors, and this less than 90 minutes from Edmonton. Also can be a great opportunity to add to your farming operations.

Built in 1975

## **Essential Information**

MLS® # E4440191

Price \$365,900

Bedrooms 1



Bathrooms	0.00
Square Footage	440
Acres	153.87
Year Built	1975
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	59449 150 Range Road
Area	Rural Smoky Lake County
Subdivision	None
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

### Amenities

Features	Deck
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### Interior

Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Private Setting
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	15
Zoning	Zone 60

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