

# \$325,000 - 60110 Rr 140, Rural Smoky Lake County

MLS® #E4460763

## \$325,000

3 Bedroom, 2.00 Bathroom, 786 sqft  
Single Family on 16.41 Acres

None, Rural Smoky Lake County, Alberta

Privacy and peaceful living await down the back roads of beautiful Alberta. This 3-bedroom country home has seen key upgrades including a renovated main bathroom, new windows, and lino flooring throughout the main floor. Enjoy the charm of a cozy traditional kitchen with a large pantry and a warm, south-facing living room. The basement is yours to create. The property features several valuable outbuildings: two meticulously maintained buildings—one quonset open for flexible use and the other a barn complete with animal stalls and a functional hayloft—as well as multiple other garages and sheds offering ample storage. Surrounded by mature trees and wildlife on over 16 acres of natural paradise, this rural retreat is ideal for anyone looking to simplify their life and reconnect with nature. Conveniently located just 2 hours from Edmonton, 1 hour from St. Paul, or 30 minutes from Smoky Lake. (id:6289)

Built in 1960

### Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4460763  |
| Price          | \$325,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Square Footage | 786       |
| Acres          | 16.41     |



|            |               |
|------------|---------------|
| Year Built | 1960          |
| Type       | Single Family |
| Style      | Bungalow      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 60110 Rr 140            |
| Subdivision | None                    |
| City        | Rural Smoky Lake County |
| Province    | Alberta                 |
| Postal Code | T0A3L0                  |

### Amenities

|              |                            |
|--------------|----------------------------|
| Features     | Private setting, Flat site |
| Parking      | Detached Garage            |
| # of Garages | 1                          |

### Interior

|              |             |
|--------------|-------------|
| Appliances   | See remarks |
| Heating      | Forced air  |
| # of Stories | 1           |
| Has Basement | Yes         |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Century 21 Poirier Real Estate |
|----------------|--------------------------------|



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