

# **\$489,000 - #406 12272 Twp Rd 602, Rural Smoky Lake County**

MLS® #E4433175

**\$489,000**

3 Bedroom, 1.00 Bathroom, 900 sqft

Rural on 0.50 Acres

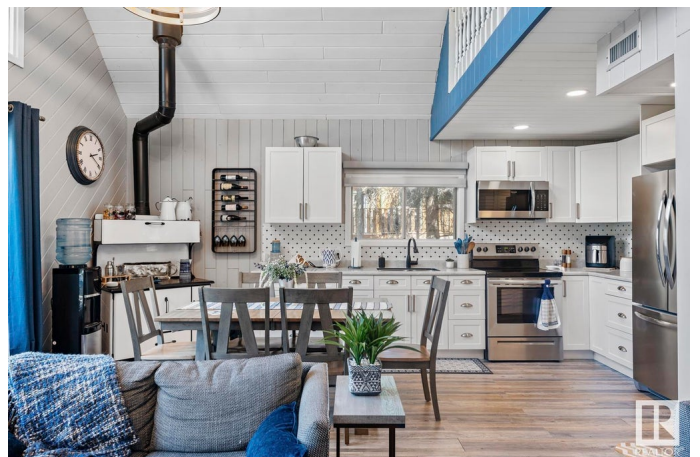
Birchland Resort, Rural Smoky Lake County, AB

Affordable lake front at Birchland Resort Garner Lake!!! Rare opportunity won't last long!!!! This beautiful 900 sq. ft. 4 season cabin sits on half an acre and is surrounded by majestic spruce trees. This spacious 3 bedroom one bathroom cabin is the perfect place to sit back and relax with friends and family. It also includes heated guest house and 3 pc. outside bathroom. The cabin was fully updated including paint, flooring, bathroom, laundry room, all new decking including a Solaris Phantom motorized retractable screen enclosure for the deck, new 3000 gallon holding tank and much more. GARNER LAKE has a provincial park w/ campground which offers activities like water sports, wildlife viewing, year round fishing, hiking on country trails, biking, boating, wind surfing, sailing and cross country skiing trails.

Built in 1980

## **Essential Information**

MLS® #	E4433175
Price	\$489,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	900
Acres	0.50
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	#406 12272 Twp Rd 602
Area	Rural Smoky Lake County
Subdivision	Birchland Resort
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

### Amenities

Features	Deck, Fire Pit, No Smoking Home, Open Beam
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Boating, Private Setting, Recreation Use, Waterfront Property
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	April 28th, 2025
Days on Market	4
Zoning	Zone 60

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Listing information last updated on May 1st, 2025 at 9:47pm MDT