

\$170,000 - 3 13239 Twp Rd 615, Rural Smoky Lake County

MLS® #E4444699

\$170,000

3 Bedroom, 1.00 Bathroom, 979 sqft
Rural on 3.36 Acres

Wayetenau, Rural Smoky Lake County, AB

Discover the charm of country living with this updated 3 bedroom, 1 bathroom home on 3.4 acres near beautiful Wayetenau Lake. Located in a quiet subdivision just 2 hours from Edmonton, this property offers the perfect mix of privacy and convenience. The home features modern renovations throughout, making it move-in ready, while the unfinished basement provides excellent potential to expand with extra bedrooms, a family room, or flex space. The spacious yard allows for gardening, recreation, or future development, giving you the freedom to create the lifestyle you want. Enjoy year-round comfort in a peaceful setting surrounded by nature making this a fantastic opportunity to own an affordable acreage retreat.

Built in 1979

Essential Information

MLS® #	E4444699
Price	\$170,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	979
Acres	3.36



Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3 13239 Twp Rd 615
Area	Rural Smoky Lake County
Subdivision	Wayetenau
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

Amenities

Features	Detectors Smoke, Parking-Extra, Vinyl Windows
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Flat Site, Level Land, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 26th, 2025
Days on Market	72
Zoning	Zone 60

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Listing information last updated on September 6th, 2025 at 4:32pm MDT