

# **\$144,900 - 7 13239 Township Rd 615, Rural Smoky Lake County**

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MLS® #E4445123

**\$144,900**

2 Bedroom, 1.50 Bathroom, 1,098 sqft

Rural on 3.34 Acres

Wayetenau, Rural Smoky Lake County, AB

Situated on 3.34 acres, built in 2016 with a large addition done in 2019. Large open kitchen with a charming shiplap ceiling and plenty of space for easy food preparation and casual conversation with friends and family. Love your morning coffee with a view? Step into the cheery sunroom and enjoy the natural beauty outside. Feeling chilly? Have a seat by one of the 3 wood stoves to enjoy the coziest heat that they provide. There are 2 bedrooms - one large primary and a smaller spare room, 2 bathrooms - one 3 piece and one 2 piece ensuite. Upstairs loft could serve as an office or additional bedroom. Outside you'll enjoy spending time on the big covered front porch. Property also has a bunkhouse with attached shop, pole with RV power hook-up, garden area, chicken coop and a variety of fruit trees, berries. Only 10 minutes away is Paradise Cove with a well stocked grocery store and the boat launch onto Whitefish Lake. Natural gas is at property line.

Built in 2016

## **Essential Information**

MLS® #	E4445123
Price	\$144,900
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,098
Acres	3.34
Year Built	2016
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	7 13239 Township Rd 615
Area	Rural Smoky Lake County
Subdivision	Wayetenau
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 0B1

### Amenities

Features	Front Porch, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Wood Stove, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs
Construction	Wood
Foundation	Block, Piling, Preserved Wood

### Additional Information

Date Listed	June 30th, 2025
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Days on Market     54  
Zoning                Zone 60



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