# \$624,900 - 14722 Hwy 28, Rural Smoky Lake County

MLS® #E4454278

# \$624.900

3 Bedroom, 2.00 Bathroom, 1,895 sqft Rural on 155.88 Acres

None, Rural Smoky Lake County, AB

This 155.88 acre property has highway frontage with a 3.1 acre commercially zoned section that offers potential for a business or towing/trucking company. The property is completely fenced and cross fenced. There is apporx 90 acres in hay crop and the balance of the land is being used as pasture. There is a 50x100 barn that opens into corals and pasture. There are numerous storage structures on the property including a 40x80 tarp shed and a 20x30 tarp shed. The Quonset on the property was previously used as a mechanic shop with a vehicle lift. The home on the property features 3 bedrooms, 3 bathrooms, a large attached workshop and a massive covered porch. Enter the home into the functional kitchen and dining area. Off the dining room is a large living room with space for your entire home theatre set up. There is one main floor bedroom, an office/storage room, main floor laundry room/utility room and a 2pc bathroom. Upstairs there are 2 large bedrooms that each have their own en-suite bathrooms.

Built in 1981

## **Essential Information**

MLS® # E4454278 Price \$624,900







Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 2

Square Footage 1,895

Acres 155.88

Year Built 1981

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 14722 Hwy 28

Area Rural Smoky Lake County

Subdivision None

City Rural Smoky Lake County

County ALBERTA

Province AB

Postal Code T0A 3C0

# **Amenities**

Features Deck, Parking-Extra, R.V. Storage

Parking Spaces 8

## Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood

Exterior Features Cross Fenced, Fenced, Flat Site, Landscaped

Construction Wood Foundation Slab

## **Additional Information**

Date Listed August 22nd, 2025

Days on Market 59

Zoning Zone 60

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