

# \$395,000 - 61015 Range Road 174, Rural Smoky Lake County

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MLS® #A2222014

**\$395,000**

0 Bedroom, 0.00 Bathroom,  
Land on 78.00 Acres

NONE, Rural Smoky Lake County, Alberta

AMAZING 78 ACRES of ROLLING HILLS and TREES, just 10 minutes north of the Town of Smoky Lake and all on paved roads. Incredible opportunity to purchase land for recreational purposes or build your DREAM HOME. Natural openings exist on the property, while remaining completely surrounded by nature. Trails have been established, allowing for easy navigation around the property. Power is at the property line and a gas line exists on the property. This virgin land is a rare find. PRIVATE and SECLUDED, all kinds of wildlife bless this exceptional piece of property. A 10 acre piece is subdividable off of the 78 acres, thus creating additional options. BONUS...Hanmore Lake is only 5 minutes north. This small piece of heaven awaits!!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2222014         |
| Price     | \$395,000        |
| Bathrooms | 0.00             |
| Acres     | 78.00            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

Address 61015 Range Road 174

|             |                         |
|-------------|-------------------------|
| Subdivision | NONE                    |
| City        | Rural Smoky Lake County |
| County      | Smoky Lake County       |
| Province    | Alberta                 |
| Postal Code | T0A 3C0                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 101            |
| Zoning         | CRES           |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

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