

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

MLS® #E4436454

**\$395,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 78.00 Acres

None, Rural Smoky Lake County, AB

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® #	E4436454
Price	\$395,000
Bathrooms	0.00
Acres	78.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## **Community Information**



Address	61015 Range Road 174
Area	Rural Smoky Lake County
Subdivision	None
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

### **Exterior**

Exterior Features    Fenced, Golf Nearby, Private Setting, Rolling Land

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	31
Zoning	Zone 60

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Listing information last updated on June 14th, 2025 at 4:32am MDT