

\$527,979 - 1007 12272 Twp Rd 602, Rural Smoky Lake County

MLS® #E4439884

\$527,979

3 Bedroom, 2.50 Bathroom, 1,291 sqft

Rural on 3.66 Acres

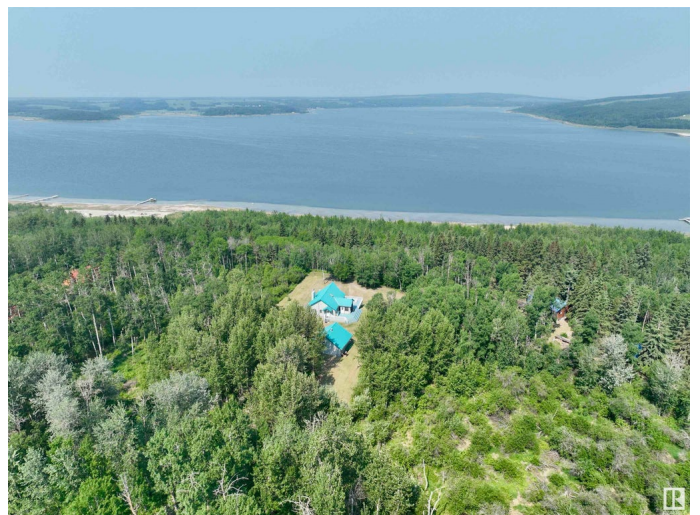
Birchland Resort, Rural Smoky Lake County,
AB

**CUSTOM BUILT CANADIAN CEDAR LOG
HOME ON 3.66 ACRES AT GARNER LAKE!**

This package has it all - direct access to the lake and beach area, a rustic year round home with a cozy loft for the kids or extra storage, wood stove, full kitchen & a primary bedroom with a Jack & Jill en suite with walk in shower. Hardwood floors throughout the main floor add to the charm & convenience. Enjoy your summer days in the screened in sunroom. Downstairs features a family room with walk out doors to the back yard, 2 bathrooms & 2 bedrooms. Recent upgrades include the dishwasher, 2 furnaces, HWT and the beloved A/C. Outside won't disappoint either with its massive wrap around deck & heated double garage with above heated loft for extra guests & storage. Just minutes from the Provincial Park & a short walk will take you to the water to put in your dock. The Iron Horse Trail is close by for both summer & winter activities. Approx 2 hrs from Edmonton or 35 minutes from St. Paul. This property is worth the drive, it doesn't disappoint!

Built in 1997

Essential Information



MLS® #	E4439884
Price	\$527,979
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,291
Acres	3.66
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	1007 12272 Twp Rd 602
Area	Rural Smoky Lake County
Subdivision	Birchland Resort
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3E0

Amenities

Features	Air Conditioner, Deck, Fire Pit, Parking-Extra, Skylight, Sunroom, Vaulted Ceiling
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Log
Exterior Features	Boating, Cul-De-Sac, Hillside, Lake View, Landscaped, Private Setting, Recreation Use

Construction	Log
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 2nd, 2025
Days on Market	26
Zoning	Zone 60

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Listing information last updated on June 28th, 2025 at 4:32am MDT