

## **\$799,900 - 59505 Rge Rd 175, Rural Smoky Lake County**

MLS® #E4424516

**\$799,900**

4 Bedroom, 2.50 Bathroom, 1,677 sqft

Rural on 80.60 Acres

None, Rural Smoky Lake County, AB

ONCE IN A LIFETIME SPECTACULAR VIEWS! 80.5 Acres of majestic nature and serenity in Smoky Lake County! 200ft elevation from the creek, with over 2500 additional trees! meticulously maintained 1676 square foot, 2008 Bungalow, Gas mantle fireplace, Island kitchen with an abundance of cabinets, 3 bedrooms on the main floor including large Primary with full ensuite, plus a 4 piece bathroom. Fully finished basement with Bedroom plus 2 piece bathroom, plenty of additional rooms and storage. Double garage with breezeway to the house. WAIT UNTIL YOU SEE THE Heated, fully loaded & powered 40x64 Shop, 3 total rooms, 16x24 mezzanine , 40x40 concrete floor, Overhead door x 2, 5 man doors. Extra covered storage with 16x64 lean-to along east side. Additional features include Roughed in central vac, Water purification system, Central AC. Just 3 miles to town and 2.5 miles to Smoky Lake Golf Course, moose, deer, raised gardens, 6 fishing lakes nearby, school bus route, the list goes on!

Built in 2008

### **Essential Information**

MLS® # E4424516

Price \$799,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,677
Acres	80.60
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	59505 Rge Rd 175
Area	Rural Smoky Lake County
Subdivision	None
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Deck, Front Porch, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Creek, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 7th, 2025

Days on Market 44

Zoning Zone 70

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Listing information last updated on April 19th, 2025 at 9:31pm MDT