

# **\$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

Watch the attached video of this 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 and Smoky Lake Golf Club is 10 minutes south. 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        83  
Zoning                      Zone 60

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