

# **\$324,900 - 14374 Highway 652, Rural Smoky Lake County**

MLS® #E4438241

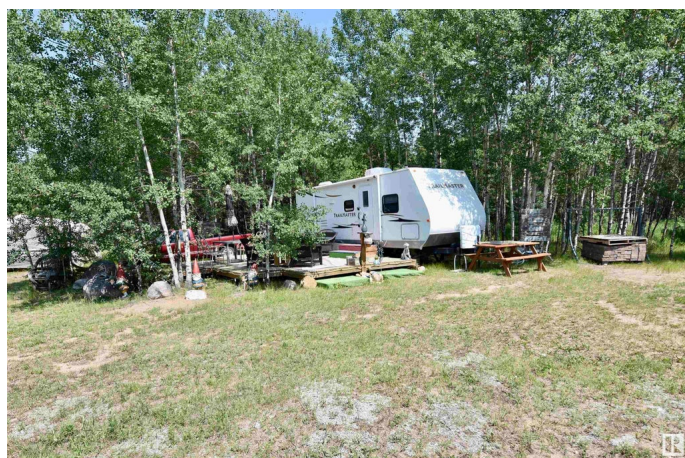
**\$324,900**

0 Bedroom, 0.00 Bathroom,

Rural on 159.00 Acres

None, Rural Smoky Lake County, AB

Welcome to this expansive 159-acre (50 acres of pasture) property near Hamlin, offering an incredible opportunity for outdoor enthusiasts or anyone looking for a tranquil escape. This mostly treed land comes equipped with all the amenities you need for a comfortable stay, including 5 camping stalls with power, a drilled well for water, and a holding tank for septic waste. To top it off, a conveniently located building housing a toilet & a pressure tank adds to the overall comfort of the experience. What makes this location even more attractive is its potential for new beginnings. Imagine building your dream home amidst the serene forested landscape, creating a perfect blend of rural living and modern convenience. For those desiring a shared retreat, there is an exciting option to set up a family campsite, ideal for annual gatherings or spontaneous weekends away. Situated approximately 1.5 hrs from Edmonton, this property combines the calm of the countryside with the convenience of city proximity.



## **Essential Information**

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Price \$324,900

Bathrooms 0.00

Acres	159.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	14374 Highway 652
Area	Rural Smoky Lake County
Subdivision	None
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3L0

### Exterior

Exterior Features Private Setting, Recreation Use, Treed Lot

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	20
Zoning	Zone 60

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Listing information last updated on June 13th, 2025 at 6:02am MDT