

Courtesy Of Adam J Benke Of Real Broker

# \$200,000 - 12327 Township 602, Rural Smoky Lake County

MLS® #E4416057

**\$200,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 57.86 Acres

None, Rural Smoky Lake County, AB

**\*\*\*APPROXIMATELY 60 ACRES\*\*\*** Beautiful Land for Trail Riding & Hunting. Very close to Garner Lake Provincial Campground. Location is beside the subdivision and accessibility to power and gas. The gas line runs through the property. The property has been cleared for a cabin and has an access road. Seller previously rented space on the cleared area for RV parking, so there is potential for income here. // Both parcels are on paved roads for access to property. Both parcels have a creek running through and trails are in place for quading, walking, biking. Owners have hunted this land for years with some outstanding whitetail. This land also borders the provincial park which provides a boat launch, playground, walking trails and fishing all in walking distance. Vacant Land, 57.86 Acres. (There is also a 78.59 Acre parcel for sale, MLS#E4416052).

Built in 1980

## Essential Information

MLS® #	E4416057
Price	\$200,000
Bathrooms	0.00
Acres	57.86



Year Built	1980
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	12327 Township 602
Area	Rural Smoky Lake County
Subdivision	None
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

### **Exterior**

Exterior Features	Backs Onto Park/Trees
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### **Additional Information**

Date Listed	December 14th, 2024
Days on Market	119
Zoning	Zone 60

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Listing information last updated on April 12th, 2025 at 4:02pm MDT