

\$458,000 - 23 16435 Sandy Lane Crescent, Rural Smoky Lake County

MLS® #E4429746

\$458,000

4 Bedroom, 3.00 Bathroom, 1,179 sqft

Rural on 1.41 Acres

Sandy Lane, Rural Smoky Lake County, AB

A WONDERFUL RETIREMENT or FAMILY HOME! This HIDDEN GEM is an OUTSTANDING BUNGALOW and FANTASTIC LOCATION on Sandy Crescent at Mons Lake. This WONDERFUL 4 bedroom home is immaculate and on 1.41 acres. The school bus comes into this Sandy Lane subdivision and kids attend schools in Smoky Lake Town. A recent kitchen renovation opened up the space nicely. Enjoy the 28' x 9' covered front deck or the partially covered 42' x 10' back deck. The house shingles have just been replaced in mid April '23. Truly move in ready!! The original 30x24 double garage has a bathroom as it once had a living space with small kitchen. BONUS 43x26 TRIPLE GARAGE/SHOP is heated/insulated with 220 power. Septic tank has a new run for the summer months and drilled well has received yearly inspections. The yard is fully fenced with a fire pit and large garden. Starlink and basement bedroom furniture is included. Bring your quads as the TRAILS are right at your back door. This hidden GEM is a MUST SEE!!

Built in 1997

Essential Information

MLS® #

E4429746



Price	\$458,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,179
Acres	1.41
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	23 16435 Sandy Lane Crescent
Area	Rural Smoky Lake County
Subdivision	Sandy Lane
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

Amenities

Features	Air Conditioner, Deck, Fire Pit, Front Porch, R.V. Storage
Parking Spaces	10

Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Corner Lot, Fenced, Picnic Area, Playground Nearby, Private Setting, Rolling Land, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed April 8th, 2025
Days on Market 11
Zoning Zone 60

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