# \$549,000 - 15069 Township Road 591, Rural Smoky Lake County

MLS® #E4442183

## \$549,000

3 Bedroom, 2.00 Bathroom, 1,401 sqft Rural on 40.03 Acres

None, Rural Smoky Lake County, AB

RARE OPPORTUNITY to own a wonderfully upgraded, modern, move-in ready family home on an amazing 40 acre hobby farm, just off Secondary 857 South of Hwy 28 in Smoky Lake County! BEAUTIFUL & PRIVATE SETTING! New septic tank & water conditioner, iron filter & reverse osmosis system (GOOD well) & Hot Water Tank (electric) in 2024. All new windows in 2023 -BSMT windows Dec 2025 NEW in 2023: Vinyl Plank Flooring, Paint & Ceiling, High Efficiency Furnace, Sinks & Toilets, Countertops in Kitchen & Bathrooms, Fridge, Stove, Dishwasher, Washer & Dryer. Roof was replaced in 2018 - aluminum shingles. 8 older farm bldgs include a barn, grain bin, some cool old bldgs & double garage. Huge 40 x 60 metal shop that's a pole shed w/ concrete floor & 100 amp power - 2 OH doors & 1 slider. Partly fenced, ~8 acres in crop, ~ 7 acres in yard / grass. Excellent access to Industrial Heartland (1 hr), Fort McMurray (3.5 hrs), Christina Lake (2.7 hrs), Edmonton/Sherwood Park (1.5 hrs) \*COUNTRY LIVING AT ITS FINEST!







Built in 1990

#### **Essential Information**

MLS® # E4442183 Price \$549,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,401 Acres 40.03 Year Built 1990

Type Rural

Sub-Type Detached Single Family

Style 3 Level Split

Status Active

# **Community Information**

Address 15069 Township Road 591
Area Rural Smoky Lake County

Subdivision None

City Rural Smoky Lake County

County ALBERTA

Province AB

Postal Code T0A 0J0

#### **Amenities**

Features Fire Pit, Hot Water Electric, Parking-Extra, Patio, R.V. Storage, Vinyl

Windows, Workshop

Parking Spaces 20

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Hillside, Landscaped, Picnic Area, Private

Setting, Vegetable Garden

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 13th, 2025

Days on Market 149

Zoning Zone 60

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Listing information last updated on November 8th, 2025 at 9:32pm MST