

**61015 Range Road 174
Rural Smoky Lake County, Alberta**

MLS # A2222014



\$395,000

Division: NONE

Lot Size: 78.00 Acres

Lot Feat: -

By Town: Smoky Lake

LLD: 4-61-17-W4

Zoning: CRES

Water: None

Sewer: -

Utilities: -

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. This small piece of heaven awaits!!