

## \$315,000 - 4204 54 Street, Smoky Lake Town

MLS® #E4319317

**\$315,000**

3 Bedroom, 1.00 Bathroom, 800 sqft

Single Family on 3.92 Acres

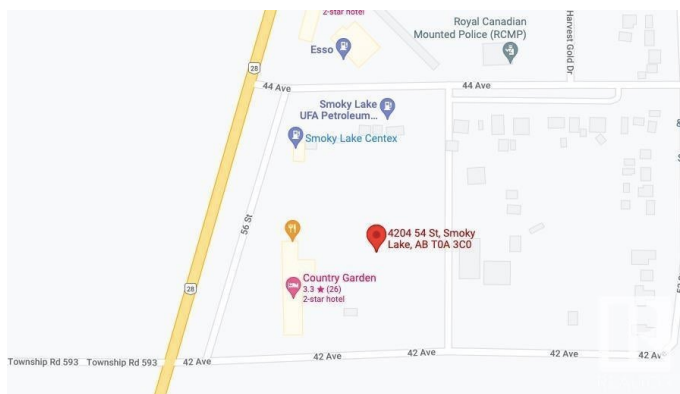
Smoky Lake Town, Smoky Lake Town, AB

Here's an opportunity to own 3.92 acres of prime commercial property in Smoky Lake, just off HWY 28. An open beam cedar 3 bedroom bungalow. This premium piece of land has endless possibilities - it could be a perfect spot for a bed and breakfast for the rapidly increasing lodging demands of Smoky Lake. It's an excellent set up for construction or industrial retail. Owner will consider trades and is very motivated to sell and any reasonable offer will be considered. The Seller will provide financing if needed. Flat site with all services. Access from all four sides. Property is being redeveloped with a possible subdivision of the northern-most 80ft with the price being dependant on the stage of redevelopment at closing. Bordering businesses are, Hotels, restaurants, gas stations, UFA card lock. The 'Iron Horse Trail' is popular with the outdoor enthusiasts and is close. The many lakes offer year round entertainment. LOCATION, LOCATION, LOCATION!

Built in 1965

### Essential Information

MLS® #	E4319317
Price	\$315,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	800
Acres	3.92
Year Built	1965
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow

### **Community Information**

Address	4204 54 Street
Area	Smoky Lake Town
Subdivision	Smoky Lake Town
City	Smoky Lake Town
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

### **Amenities**

Amenities	Off Street, See Remarks
Features	Off Street, See Remarks
Parking	No Garage

### **Interior**

Interior	Carpet, Linoleum
Interior Features	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1
# of Stories	1
Basement	None, No Basement

### **Exterior**

Exterior	Stucco
Exterior Features	Commercial, Flat Site, Golf Nearby, Level Land, Private Setting, Schools, Shopping Nearby, Subdividable Lot, Recreation Use
Construction	Wood Frame

### **School Information**

Elementary	H A Kostash
Middle	H A Kostash
High	H A Kostash

## Additional Information

Date Listed November 3rd, 2022

Zoning agricultural Reserve/ com

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Listing information last updated on May 13th, 2024 at 8:31pm MDT