

# **\$164,900,000 - 7 13239 Township Rd 615, Rural Smoky Lake County**

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MLS® #E4445123

**\$164,900,000**

2 Bedroom, 1.50 Bathroom, 1,658 sqft

Rural on 3.34 Acres

Wayetenau, Rural Smoky Lake County, AB

Situated on 3.34 acres, built in 2016 with a large addition done in 2019. Large open kitchen with a charming shiplap ceiling and plenty of space for easy food preparation and casual conversation with friends and family. Love your morning coffee with a view? Step into the cheery sunroom and enjoy the natural beauty outside. Feeling chilly? Have a seat by one of the 3 wood stoves to enjoy the coziest heat that they provide. There are 2 bedrooms - one large primary and a smaller spare room, 2 bathrooms - one 3 piece and one 2 piece ensuite. Tub in the primary bedroom is easy to remove. Upstairs loft could serve as an office or additional bedroom. Outside you'll enjoy spending time on the big covered front porch. Bunkhouse with attached shop, pole with RV power hook-up, garden area, chicken coop and a variety of fruit trees, berries. You are also only 10 minutes away Paradise Cove with a well stocked grocery store and the boat launch onto Whitefish Lake \*Self built - NO permits for construction\*

Built in 2016

## **Essential Information**

MLS® # E4445123

Price \$164,900,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,658
Acres	3.34
Year Built	2016
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	7 13239 Township Rd 615
Area	Rural Smoky Lake County
Subdivision	Wayetenau
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 0B1

### Amenities

Features	Front Porch, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Wood Stove, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs
Construction	Wood
Foundation	Block, Piling, Preserved Wood

### Additional Information

Date Listed	June 30th, 2025
Days on Market	1
Zoning	Zone 60



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Listing information last updated on July 1st, 2025 at 2:47pm MDT