

## \$595,000 - 14722 Hwy 28, Rural Smoky Lake County

MLS® #E4454278

**\$595,000**

3 Bedroom, 2.00 Bathroom, 1,895 sqft

Rural on 155.88 Acres

None, Rural Smoky Lake County, AB

This 155.88 acre property is a turn key set up for a cattle farmer. The property is completely fenced and cross fenced. There is approx 90 acres in hay crop and the balance of the land is being used as pasture. There is a 50x100 barn that opens into corals and pasture. There are numerous storage structures on the property including a 40x80 tarp shed and a 20x30 tarp shed. The Quonset on the property was previously used as a mechanic shop with a vehicle lift, tire machine and balancing machine. The home on the property features 3 bedrooms, 3 bathrooms, a large attached workshop and a massive covered porch. Enter the home into the functional kitchen and dining area. Off the dining room is a large living room with space for your entire home theatre set up. There is one main floor bedroom, an office/storage room, main floor laundry room/utility room and a 2pc bathroom. Upstairs there are 2 large bedrooms that each have their own en-suite bathrooms. A great property with highway frontage and lots of potential.

Built in 1981

### Essential Information

MLS® # E4454278

Price \$595,000

Bedrooms 3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,895
Acres	155.88
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	14722 Hwy 28
Area	Rural Smoky Lake County
Subdivision	None
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

### **Amenities**

Features	Deck, Parking-Extra, R.V. Storage
Parking Spaces	8

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Landscaped
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed	August 22nd, 2025
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Days on Market 1

Zoning Zone 60

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