

# **\$489,999 - 1007 12272 Twp Rd 602, Rural Smoky Lake County**

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MLS® #E4439884

**\$489,999**

3 Bedroom, 2.50 Bathroom, 1,291 sqft

Rural on 3.66 Acres

Birchland Resort, Rural Smoky Lake County,  
AB

**CUSTOM BUILT CANADIAN CEDAR LOG  
HOME ON 3.66 ACRES AT GARNER LAKE!**

This package has it all - direct access to the lake and beach area, a rustic year round home with a cozy loft for the kids or extra storage, wood stove, full kitchen & a primary bedroom with a Jack & Jill en suite with walk in shower. Hardwood floors throughout the main floor add to the charm & convenience. Enjoy your summer days in the screened in sunroom. Downstairs features a family room with walk out doors to the back yard, 2 bathrooms & 2 bedrooms. Recent upgrades include the dishwasher, 2 furnaces, HWT and the beloved A/C. Outside won't disappoint either with its massive wrap around deck & heated double garage with above heated loft for extra guests & storage. Just minutes from the Provincial Park & a short walk will take you to the water to put in your dock. The Iron Horse Trail is close by for both summer & winter activities. Approx 2 hrs from Edmonton or 35 minutes from St. Paul. This property is worth the drive, it doesn't disappoint!

Built in 1997

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4439884               |
| Price          | \$489,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,291                  |
| Acres          | 3.66                   |
| Year Built     | 1997                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1007 12272 Twp Rd 602   |
| Area        | Rural Smoky Lake County |
| Subdivision | Birchland Resort        |
| City        | Rural Smoky Lake County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0A 3E0                 |

### Amenities

|          |                                                                                    |
|----------|------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Fire Pit, Parking-Extra, Skylight, Sunroom, Vaulted Ceiling |
|----------|------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Log                                                                                   |
| Exterior Features | Boating, Cul-De-Sac, Hillside, Lake View, Landscaped, Private Setting, Recreation Use |

|              |                    |
|--------------|--------------------|
| Construction | Log                |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 65             |
| Zoning         | Zone 60        |

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Listing information last updated on August 5th, 2025 at 11:47pm MDT