

\$249,500 - 400 12272 Twp Rd 602, Rural Smoky Lake County

MLS® #E4446728

\$249,500

1 Bedroom, 0.00 Bathroom, 208 sqft

Rural on 0.57 Acres

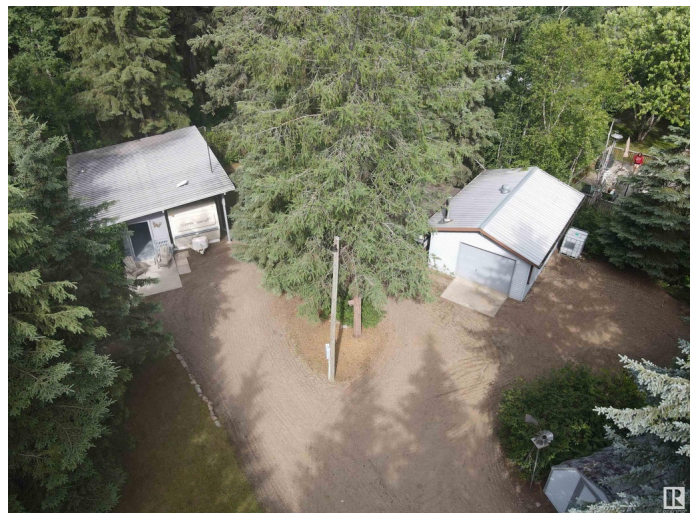
Birchland Resort, Rural Smoky Lake County, AB

Escape to your own private retreat at spectacular Garner Lake - just 2 hours from Edmonton! This 3-season recreational bunk house / camper combination is the perfect blend of rustic charm and comfort, offering a quality-built and well-maintained getaway. Enjoy peace of mind with a durable metal roof and beautifully kept landscaping which includes a fully fenced yard and 24' by 16' garage. Just a short walk leads you to the lakefront area - perfect for fires, games, or simply soaking in the scenery. Garner Lake is great for fishing, boating, and enjoying the public provincial park on the south side. Located on a quiet dead-end road, this is your perfect escape for family fun, quiet moments, and total relaxation.

Built in 2003

Essential Information

MLS® #	E4446728
Price	\$249,500
Bedrooms	1
Bathrooms	0.00
Square Footage	208
Acres	0.57



Year Built	2003
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

Community Information

Address	400 12272 Twp Rd 602
Area	Rural Smoky Lake County
Subdivision	Birchland Resort
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

Amenities

Features	Deck, Fire Pit, Front Porch, Lake Privileges
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Interior

Heating	See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Boating, Fenced, Lake Access Property, Treed Lot
Construction	Wood
Foundation	Piling

Additional Information

Date Listed	July 9th, 2025
Days on Market	38
Zoning	Zone 60

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Listing information last updated on August 16th, 2025 at 2:32pm MDT