

# **\$174,900 - 7 13239 Township Road 615, Rural Smoky Lake County**

MLS® #E4418625

**\$174,900**

2 Bedroom, 2.00 Bathroom, 1,664 sqft

Rural on 3.34 Acres

Wayetenau, Rural Smoky Lake County, AB

Rustic Charm Meets Modern Comfort in the Wayetenau Subdivision! Nestled on 3.34 acres, this cozy 2-bed, 2-bath cabin offers a private retreat just 5 minutes from Whitefish Lake and its boat launch. If you're dreaming of a self-sufficient homestead or a weekend retreat, this is the spot. Inside, you'll find a spacious kitchen perfect for hosting, a charming sunroom ideal for morning coffee or evening relaxation, and a flexible upstairs area that could serve as an office, creative space, or third bedroom. With three woodstoves, this home is perfectly suited for homestead living, combining warmth and rustic charm. Additional features include a new metal roof (less than a year old), a bunkhouse for guests or extra storage with an attached workshop, RV hookup for family campouts, and a large garden with fruit trees for those who love to cultivate their own produce. Surrounded by natural beauty and just moments from the water, this property strikes perfect balance for peaceful seclusion and outdoor adventure.

Built in 2017

## **Essential Information**

MLS® # E4418625

Price \$174,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,664
Acres	3.34
Year Built	2017
Type	Rural
Sub-Type	Cottage
Style	1 and Half Storey
Status	Active

### **Community Information**

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

### **Amenities**

Features	Deck, Fire Pit, Front Porch, Greenhouse, No Smoking Home, Sunroom, Vaulted Ceiling, Workshop
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### **Interior**

Interior Features	ensuite bathroom
Heating	Wood Stove, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Flat Site, Fruit Trees/Shrubs, No Through Road, Private Setting, Recreation Use, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Block

**Additional Information**

Date Listed            January 20th, 2025  
Days on Market      89  
Zoning                Zone 60

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