

# \$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	5
Zoning	Zone 60

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Listing information last updated on July 13th, 2025 at 10:47pm MDT