



# 12279 Twp Rd 602 Rural Smoky Lake County AB

\$329,000

Rare opportunity to own at Birchland Resort!!! This beautiful 1454 sq. ft. bungalow sitting on a fully landscaped 1 acre. This spacious 3 bedroom, 2 bathroom home is the perfect place to sit back and relax with friends and family. Featuring an open concept kitchen, main floor laundry and a year round sun room which can be used as a 4th bedroom. This fully finished private yard has various fruit trees perennial flowers, fire pit and 36' by 26' double detached garage. This is the perfect family home to retire or use as a recreational property which can accommodate multiple families and friends. GARNER LAKE has a provincial park w/ campground which offers activities like water sports, wildlife viewing, year round fishing, hiking on country trails, biking, boating, wind surfing, sailing and cross country skiing trails.

Listing Presented By:



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