



## #307 12272 Twp Rd 602 Rural Smoky Lake County AB

\$349,500

Rare opportunity!!!! Lake front property at Birchland Resort Garner Lake!!! This beautiful 868 sq. ft. 4 season cabin sits on half an acre and is surrounded by majestic spruce trees. This spacious 5 bedroom one bathroom cabin is the perfect place to sit back and relax with friends and family. The yard includes a 24' by 24' detached garage, various outbuildings, trails down to the lake where you can find beach volleyball, swimming and boating. Recent upgrades over the years include kitchen, flooring, furnace and shingles. 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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