

COURT ORDERED SALE

NAI Commercial

1,400 SF± BUNGALOW WITH 1,600 SF± HEATED SHOP & OUTBUILDINGS ON 121.14 ACRES±



17459 TOWNSHIP ROAD 602 | SMOKY LAKE COUNTY, AB | LAND AND BUILDINGS

PROPERTY HIGHLIGHTS

-  **Corner Acreage Location** – Ideally positioned at Township Road 602 and Range Road 175 with direct road access and convenient highway connectivity.
-  **Residence (approx. 1,400SF) - Well-Appointed Interior:** – Open main floor with modern kitchen with three bedrooms. Includes a double attached garage (approx 28'x32').
-  **Outbuildings:** Well-appointed 1,600 SF heated and insulated shop (2017) with LED lighting, concrete floor, 16' ceilings, 14' overhead door, mezzanine office, 3-piece bath, plus a 40' x 75' open-sided cattle shelter
-  **Site Size:** Property situated on 121.14 acres offering privacy, flexibility, and strong appeal for acreage living, hobby farm use, or future development potential.
-  **Sale Price: \$640,000**

The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.

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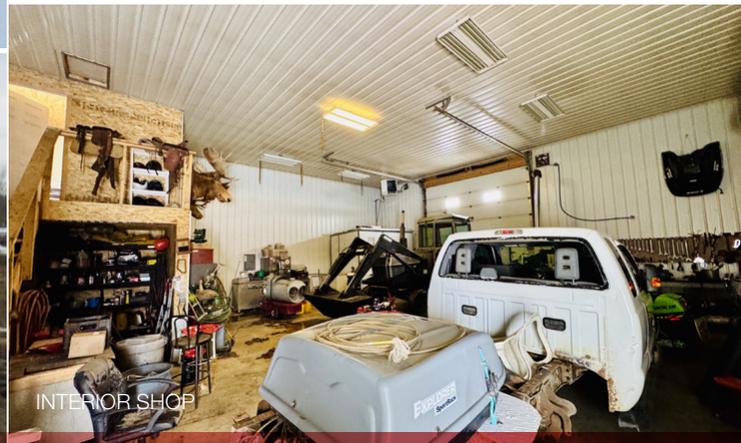
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& OUTBUILDINGS ON 121.14 ACRES±

17459 TOWNSHIP ROAD 602 | SMOKY LAKE COUNTY

ADDITIONAL INFORMATION

PURCHASE PRICE	\$640,000
LEGAL DESCRIPTION	NW-8-60-17-W4
ZONING	AG – Agricultural District
LAND SIZE	121.14 acres±
CONFIGURATION & USE	Irregular shape mixed-use acreage with approx 67% pastureland with the balance comprised of yardsite and mature treed areas (TBC by Purchaser)
YEAR BUILT	2017
GARAGE	Attached garage (Approx. 28'x32') Double-car detached garage
BASEMENT	Partially finished original basement; full undeveloped ICF basement under addition
PROPERTY TAXES (2025)	TBD
SERVICES	Rural (TBC by Purchaser)
ADDITIONAL PROPERTY FEATURES	Heated 1,600 SF (40'x40') shop Open sided Cattle shelter (40'x75') All measurements to be confirmed by Purchaser



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