

## \$199,900 - 4204 54 Street, Smoky Lake Town

MLS® #E4442339

**\$199,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Smoky Lake Town, Smoky Lake Town, AB

PRIME LOCATION. 3.92 acres of premium commercial land, including a cozy open-beam cedar bungalow, which may be used as office and/or on-site lodging. This great commercial parcel is conveniently located near Highway 28 and next to an important business core in Smoky lake. Flat land with all services on-site. Main features of this commercial lot include: Direct access to Highway 28 (high traffic area), located within the town of Smoky Lake, vehicular access on 4 sides, adjacent businesses: (2 X hotels and restaurants, 2 X gas stations, UFA cardlock, market gardens). This land also sits next to the popular Iron Horse Trail, which accommodates year-round Off-road vehicular traffic.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4442339        |
| Price     | \$199,900       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 4204 54 Street  |
| Area    | Smoky Lake Town |



|             |                 |
|-------------|-----------------|
| Subdivision | Smoky Lake Town |
| City        | Smoky Lake Town |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T0A 3C0         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 141             |
| Zoning         | Zone 60         |

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Listing information last updated on October 31st, 2025 at 4:02am MDT