

\$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	97
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 5:47am MDT