

# \$199,900 - 2 N/a Highway, Rural Smoky River No. 130, M.D. of

MLS® #A2147924

**\$199,900**

0 Bedroom, 0.00 Bathroom,  
Land on 73.01 Acres

NONE, Rural Smoky River No. 130, M.D. of,  
Alberta

Land For Sale! Thinking of opening a business that requires amazing Visual and high traffic location or possibly developing a beautiful acreage with your dream home then take a look at this 73.01 partially treed acres along Hwy #2. Located between the Towns of High Prairie and McLennan all amenities are close. Municipal waterline runs through the property as well as gas and power. The lease revenue generated from the Pipeline lease and Power lease totaling aprox. \$2800.00 will help with those annual property taxes. A short drive from Winagami Provincial Park for all you recreation needs. Call today!



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2147924        |
| Price     | \$199,900       |
| Bathrooms | 0.00            |
| Acres     | 73.01           |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 2 N/a Highway                      |
| Subdivision | NONE                               |
| City        | Rural Smoky River No. 130, M.D. of |

|             |                              |
|-------------|------------------------------|
| County      | Smoky River No. 130, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0H 2L0                      |

## Exterior

|                 |                |
|-----------------|----------------|
| Lot Description | Triangular Lot |
|-----------------|----------------|

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | July 8th, 2024      |
| Days on Market | 391                 |
| Zoning         | Country Residential |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage P.V.R. Realty |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.