

# \$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	66
Zoning	Zone 60

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Listing information last updated on August 17th, 2025 at 7:17am MDT