\$680,000 - Victoria Trail Rge Rd 180, Rural Smoky Lake County

MLS® #E4433057

\$680,000

0 Bedroom, 0.00 Bathroom, Rural on 128.13 Acres

None, Rural Smoky Lake County, AB

Leave the city and come live out your dream of living in the serenity of the country. 128 acres of prime farmland overlooking the North Saskatchewan River on Victoria Trail is the perfect spot to build your dream home! The property has access roads on all three sides with 4 separate approaches. It features the perfect slope for your forever home overlooking the river. All utilities are close by, with two power poles currently on the property. The parcel currently holds 100 acres of pasture with approximately 28 acres of hay. The pasture portion is fenced, and there is a dugout, making it ideal for livestock. In previous years, it was used for grain farming with #1 and #2 soil. River access is within easy reach just across the road, and it's only 50 minutes from Fort Saskatchewan. The nearest town is Smoky Lake, where you can find shopping, schools, and the hospital, as well as a golf course and many lakes to enjoy no matter the season!

Essential Information

MLS® # E4433057 Price \$680,000

Bathrooms 0.00

Acres 128.13







Type Rural

Sub-Type Vacant Lot/Land

Status Active

Community Information

Address Victoria Trail Rge Rd 180
Area Rural Smoky Lake County

Subdivision None

City Rural Smoky Lake County

County ALBERTA

Province AB

Postal Code T0A 3C0

Exterior

Exterior Features Cross Fenced, Hillside, River Valley View, River View, Sloping Lot,

Treed Lot, See Remarks, Partially Fenced

Additional Information

Date Listed April 26th, 2025

Days on Market 183

Zoning Zone 60

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Listing information last updated on October 26th, 2025 at 5:32pm MDT