

Courtesy Of Jean-Luc Lamoureux Of Royal LePage Hometown Real Estate

## \$94,500 - Lot 4 Victoria Trail, Rural Smoky Lake County

MLS® #E4423573

**\$94,500**

1 Bedroom, 0.00 Bathroom, 77 sqft

Rural on 2.42 Acres

Victoria Settlement, Rural Smoky Lake County, AB

Ready to spend your summer soaking in the beauty of the North Saskatchewan River? This picturesque parcel of land on Victoria Trail is the perfect getaway, offering direct views of the river and endless opportunities for outdoor adventure. Featuring a cozy studio cabin and storage shed, this property is ready for you to enjoy right away while you plan and build your dream cabin or home. Whether you're looking for a family-friendly campout spot or a peaceful retreat, this location has it all. Situated near MÃ©tis Crossing and just a short drive to Smoky Lake, the area is rich in history, recreation, and community. With fertile soil awaiting your future garden and power and gas at the road, you have the perfect foundation to make this space your own. Nature, adventure, and tranquilityâ€™it's all here, just waiting for you!

Built in 2024

### Essential Information

MLS® #	E4423573
Price	\$94,500
Bedrooms	1
Bathrooms	0.00
Square Footage	77
Acres	2.42



Year Built	2024
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### **Community Information**

Address	Lot 4 Victoria Trail
Area	Rural Smoky Lake County
Subdivision	Victoria Settlement
City	Rural Smoky Lake County
County	ALBERTA
Province	AB
Postal Code	T0A 3C0

### **Amenities**

Features	Deck, Fire Pit
----------	----------------

### **Interior**

Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Level Land, Private Setting, River View
Construction	Wood
Foundation	See Remarks

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	52
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 April 21st, 2025 at 7:47pm MDT