

# **\$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
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### Additional Information

Date Listed	April 26th, 2025
Days on Market	2
Zoning	Zone 60

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Listing information last updated on April 28th, 2025 at 7:17pm MDT