



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**Victoria Trail  
Rural Smoky Lake County, Alberta**

**MLS # A2286618**



**\$629,000**

**Division:** NONE

**Lot Size:** 128.13 Acres

**Lot Feat:** -

**By Town:** Smoky Lake

**LLD:** 7-58-17-W4

**Zoning:** A1

**Water:** None

**Sewer:** -

**Utilities:** Electricity

Set above the North Saskatchewan River along historic Victoria Trail, this exceptional 128-acre parcel offers a rare opportunity to establish a legacy country estate within easy reach of the Edmonton region. Rolling topography and an ideal south-facing slope create the perfect setting for a future home, capturing sweeping river valley views and the quiet serenity that defines rural Alberta living. The land is both productive and functional, featuring approximately 100 acres of fenced and cross-fenced pasture and 28 acres of hay. A dugout provides a reliable livestock water source, and the property has previously supported grain production on quality #1 and #2 soils. Scattered pockets of mature aspen add natural shelter, visual character, and seasonal beauty across the landscape. Multiple access points with roads on three sides and four established approaches allow flexibility for building, agricultural use, or future subdivision potential. Power is nearby, with two poles already located on the property. Recreation and lifestyle opportunities are abundant. River access is just across the road, while the M&eacute;tis Crossing bridge provides convenient access to the south side of the valley. The surrounding region is known for its lakes, hunting, and outdoor pursuits, offering year-round enjoyment in a setting rich with Alberta history and culture. Smoky Lake is the closest service centre, offering schools, shopping, healthcare, and a local golf course, while Fort Saskatchewan is approximately 50 minutes away. Whether you are seeking a private country residence, an agricultural investment, or a multi-generational holding overlooking one of Alberta's most iconic river systems, this property combines productive land, natural beauty, and strategic location in a way that is increasingly difficult to find.