

# \$79,750 - Lot 4 Victoria Trail, Rural Smoky Lake County

MLS® #E4423573

**\$79,750**

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          | \$79,750 |
| 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 | 157                 |
| Zoning         | Zone 60             |

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Listing information last updated on August 4th, 2025 at 1:32am MDT