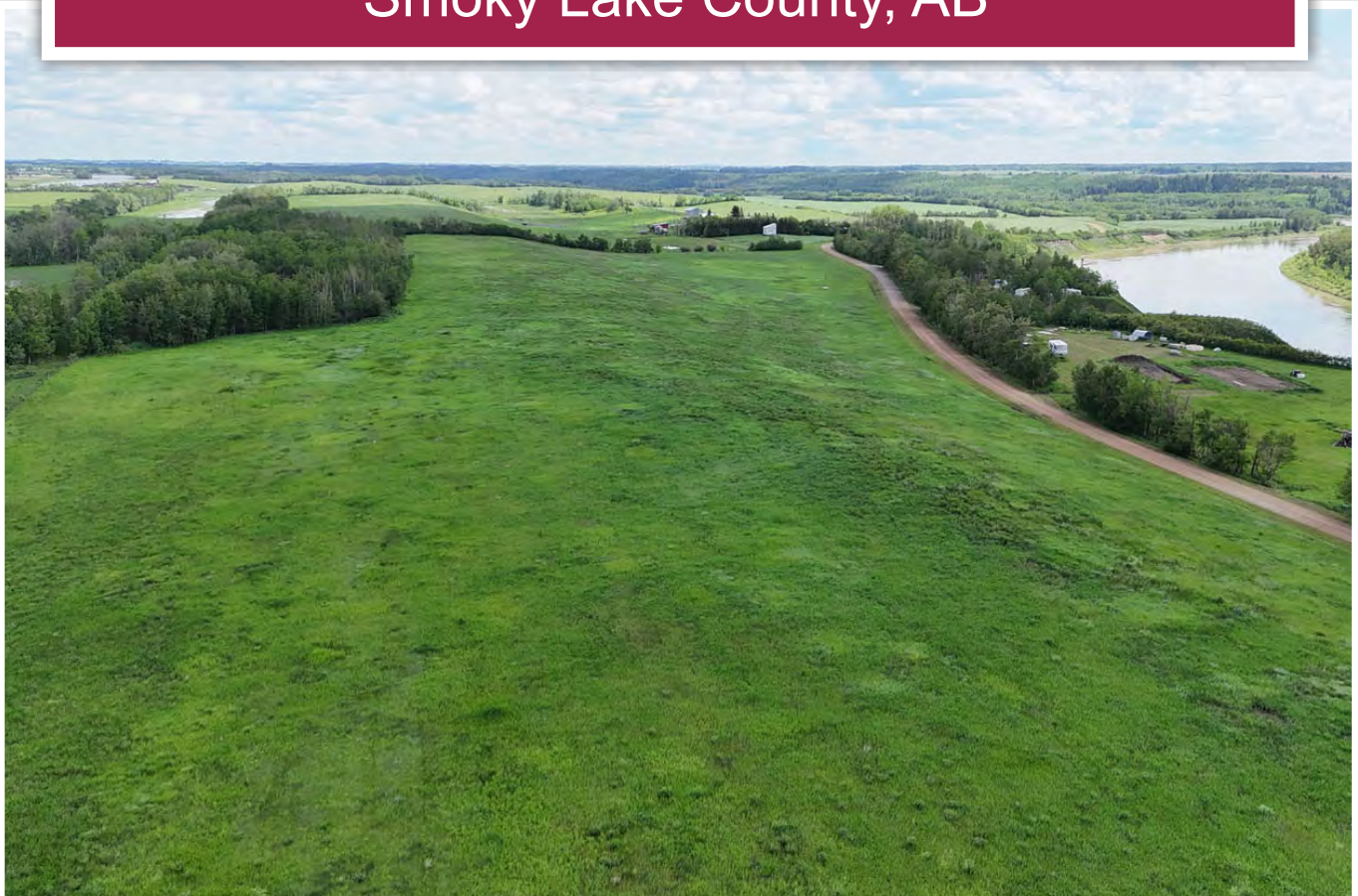




Where the River Meets the Prairie

Smoky Lake County, AB



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PROPERTY DETAILS

Listing Number:	26032
Price:	\$559,000
Size:	128.13
Zoning:	A1

DESCRIPTION

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 Métis 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.

LOCATION

NW-7-58-17-W4
Smoky Lake County, AB

DIRECTIONS

Contact the listing agent.

AREA DATA

Smoky Lake County is a well-established agricultural region in east-central Alberta, recognized for its strong soils, mixed farming operations, and close proximity to the Edmonton market. Agriculture remains the foundation of the local economy, supported by a diverse land base that includes productive grain land, quality hay ground, and affordable grazing in the surrounding areas. The region's climate and growing conditions



allow for a wide range of crops and livestock, while access to nearby buyers, transportation corridors, and agricultural services continues to support long-term farm profitability and expansion.

Located approximately 115 kilometres northeast of Edmonton, the county offers producers direct access to major markets, equipment suppliers, and regional infrastructure while maintaining the advantages of a quiet rural setting. The landscape is characterized by rolling farmland, river valleys, and a network of lakes, with the North Saskatchewan River serving as a defining natural feature. The area is supported by a strong rural workforce and a stable agricultural community with deep generational roots.

Recreation and lifestyle are also central to the Smoky Lake region. Numerous lakes, public lands, and trail systems provide excellent opportunities for hunting, fishing, boating, and year-round outdoor activities. This balance of productive farmland, natural beauty, and strategic location continues to attract both local farm families and investors seeking long-term agricultural land holdings.

RECREATION

Recreation in Smoky Lake County is centered around the region's lakes, river valleys, and expansive public lands. Numerous nearby lakes such as Hanmore Lake, Mons Lake, and Long Lake offer excellent fishing, boating, and summer water activities, while Long Lake Provincial Park is a popular destination for camping, hiking, and family recreation. The North Saskatchewan River valley provides opportunities for canoeing, kayaking, wildlife viewing, and backcountry exploration, with access points throughout the area.

The surrounding farmland, bush, and Crown land also support strong hunting for whitetail deer, moose, elk, and waterfowl, attracting both local residents and visiting sportsmen. Trail systems and rural roads throughout the county are well suited for horseback riding, snowmobiling, and ATV use, making the region a true four-season outdoor environment. This combination of agriculture and recreation continues to enhance the lifestyle appeal of the Smoky Lake area for landowners and families alike.

HISTORY

The Smoky Lake County region has a deep agricultural and cultural history rooted in early settlement along the historic Victoria Trail, one of the most important transportation routes in early Alberta. Long before European settlement, the area was used by Indigenous peoples as a travel and trading corridor following the North Saskatchewan River. In the late 1800s and early 1900s, the trail became a key route for fur traders, missionaries, and settlers moving between Edmonton and northeastern Alberta. Communities and homesteads gradually developed along this corridor, supported by fertile soils and access to water.

Many of the first permanent settlers were Ukrainian, French, and Métis families who established mixed farming operations that continue to shape the region today. These early agricultural roots created a strong rural culture focused on grain production, livestock, and family-run farms. Over time, the area developed into a stable and productive farming district known for its resilience and close-knit agricultural community. The nearby Métis Crossing cultural centre now highlights this rich heritage and the importance of the North Saskatchewan River valley as both a historic and modern gathering place.

Today, Smoky Lake County remains deeply connected to its agricultural and cultural legacy. Generational farm families continue to operate across the region, while modern infrastructure and access to Edmonton markets have strengthened long-term land values. The combination of history, productive farmland, and a strong rural identity makes this area an enduring and desirable location for both agricultural producers and land investors.

MAP REFERENCE

54° 0'13.15"N and 112°31'25.21"W

INVESTMENT FEATURES

- Fencing and cross-fencing
- Dugout
- 100 acres fenced pasture
- 28 acres hay production
- Previously used for grain production
- Class 1 and 2 soils according to seller
- Road access on 3 sides and 4 access points

SERVICES

Power on property.

TAXES

Contact the listing agent.

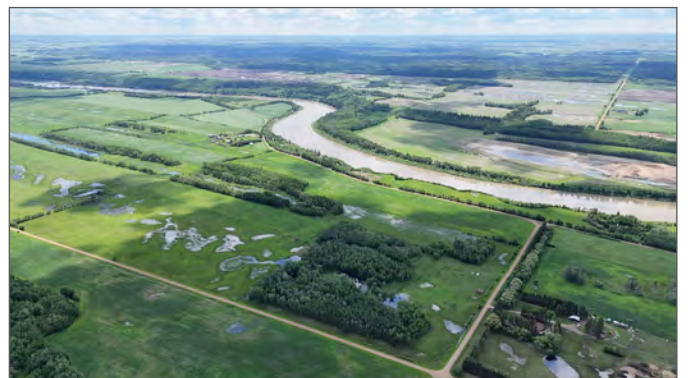
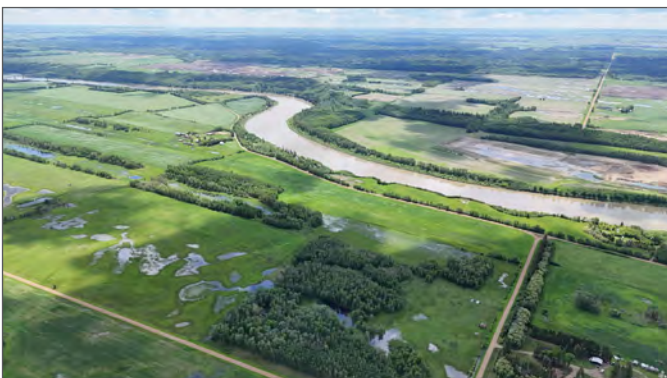
ZONING

A1

LEGAL

MERIDIAN 4 RANGE 17 TOWNSHIP 58 SECTION 7 ALL THAT PORTION OF THE NORTH WEST QUARTER WHICH LIES NORTH OF THE NORTH LIMIT OF ROAD PLAN 7520850, CONTAINING 51.9 HECTARES (128.13 ACRES) MORE OR LESS. EXCEPTING THEREOUT ALL MINES AND MINERALS.

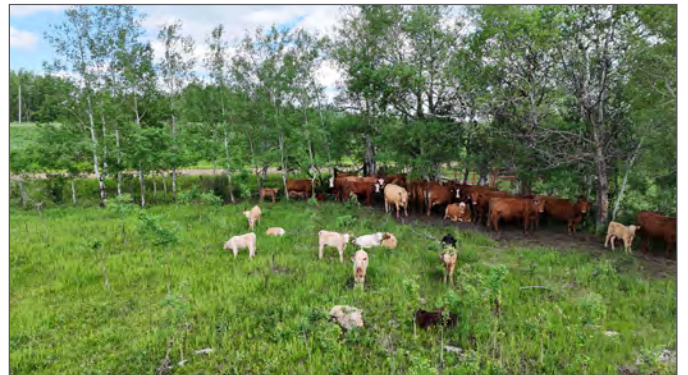
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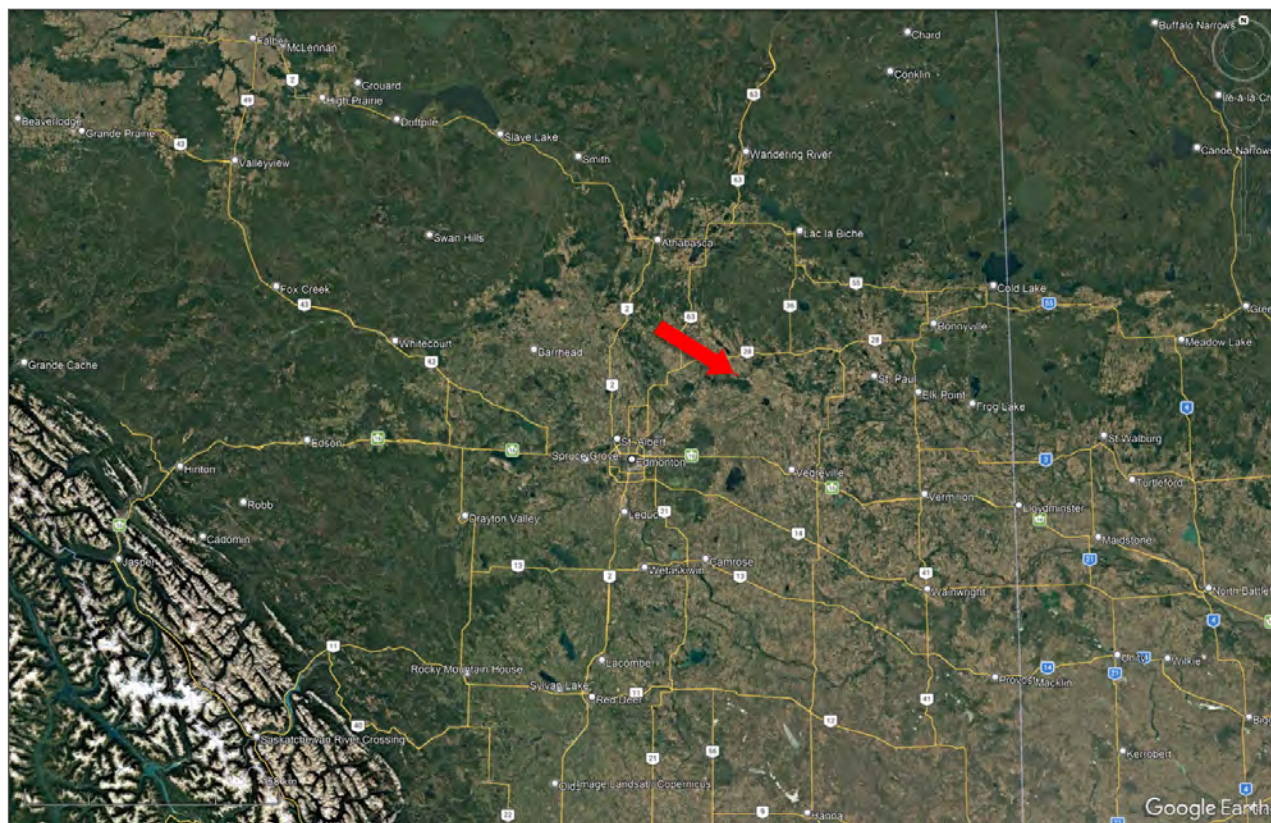
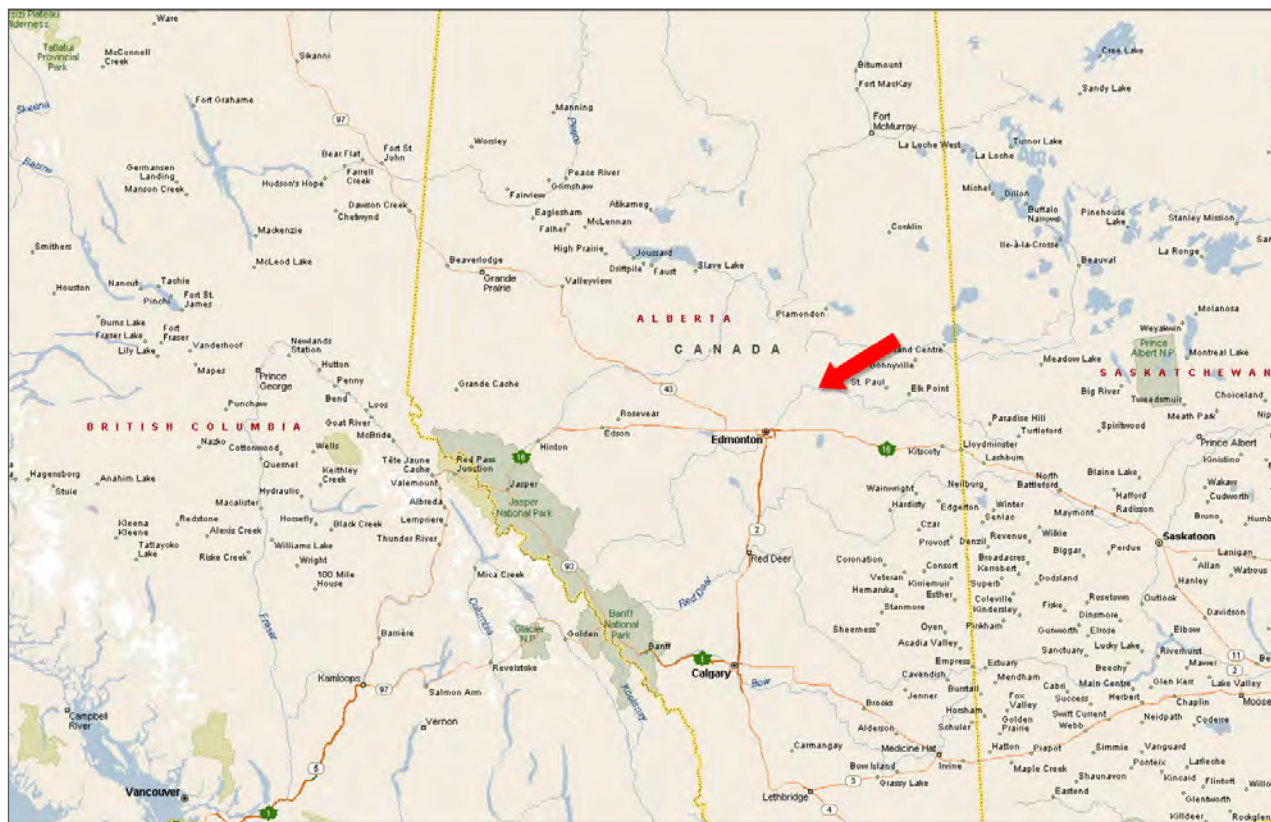


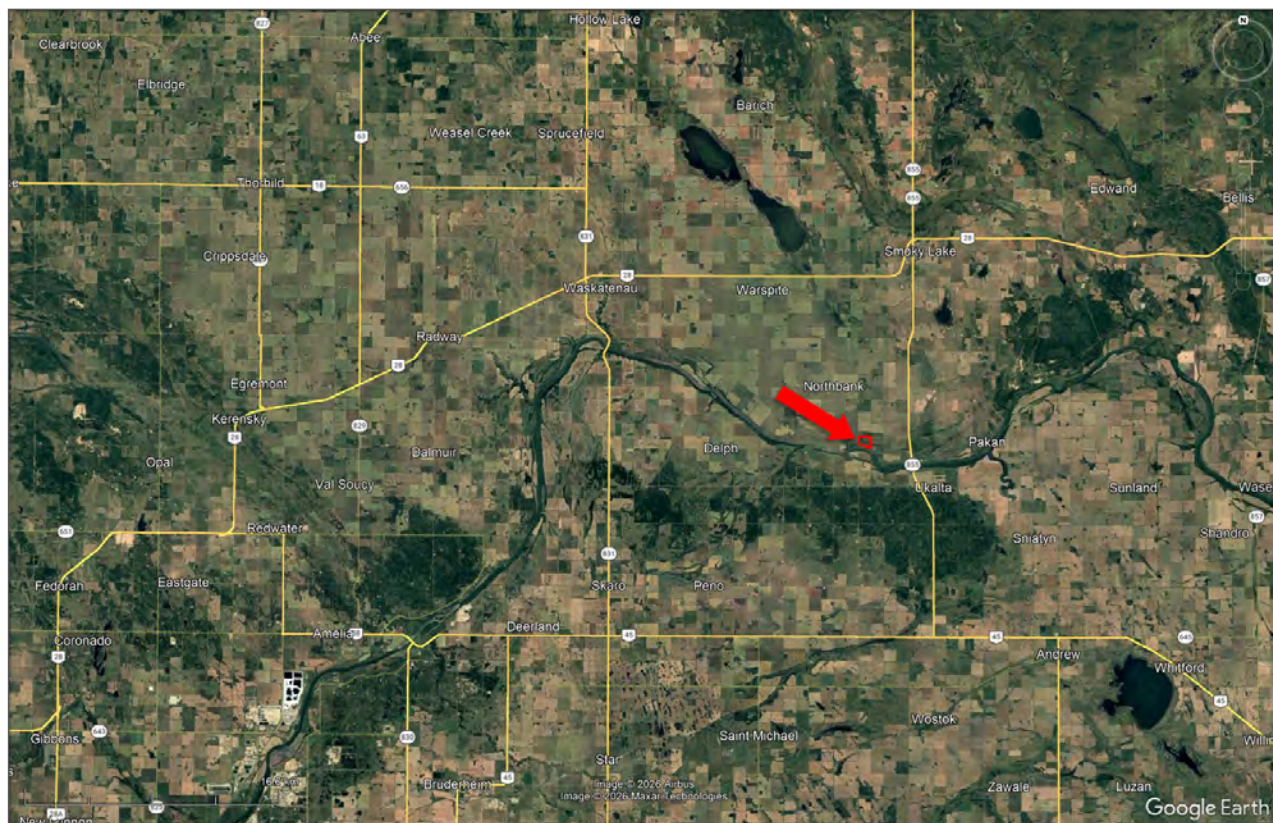
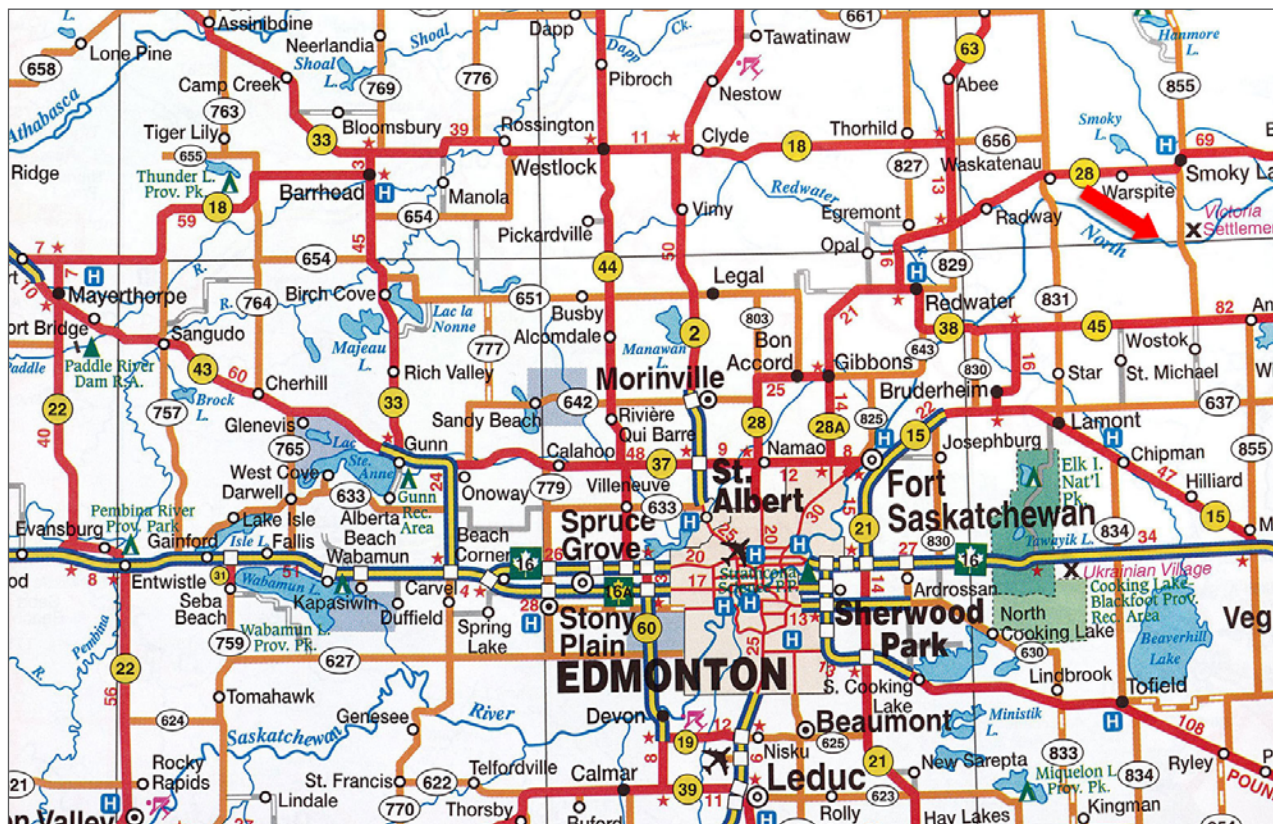




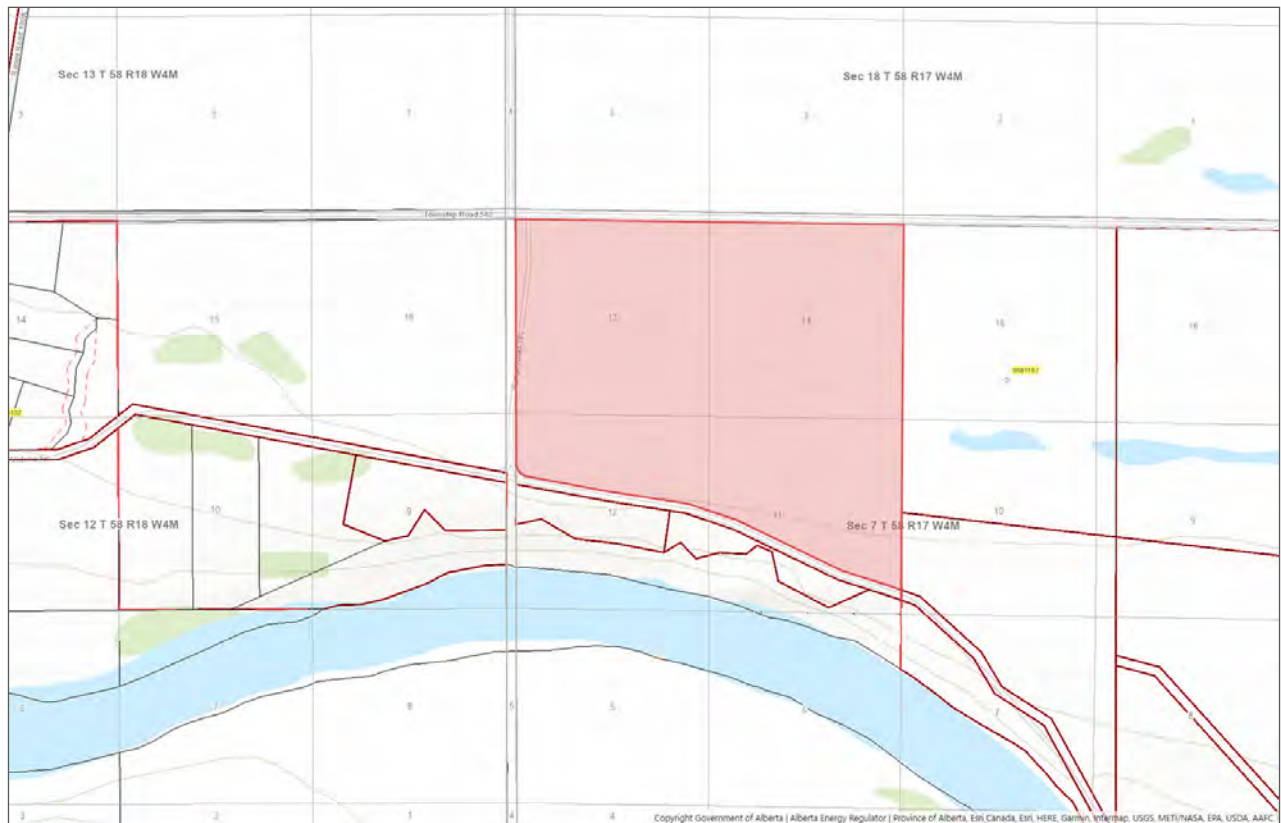












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