

\$1,250,000 - Ne;3;78;24; 5, Rural Smoky River No. 130, M.D. of

MLS® #A2204308

\$1,250,000

0 Bedroom, 0.00 Bathroom,
Land on 51.60 Acres

NONE, Rural Smoky River No. 130, M.D. of,
Alberta

Located in the heart of northern Alberta, this 51.60-acre property features a fully operational Class B gravel pit with 500,000 tons of easily accessible gravel, making it an excellent investment opportunity. The site contains various high-quality aggregate types, ideal for construction, road building, and industrial projects. The property boasts extensive riverfrontage along the Smoky River, offering direct water access and potential for future excavation, extraction, and a riverside development. A convenient boat launch adds further versatility to the site. With low annual taxes of just \$915.21, this is a turn-key opportunity for investors, construction companies, or anyone looking to expand their operations in Alberta's resource sector. Contact us today for additional information or to schedule a site visit.



Essential Information

MLS® #	A2204308
Price	\$1,250,000
Bathrooms	0.00
Acres	51.60
Type	Land
Sub-Type	Commercial Land

Status Active

Community Information

Address Ne;3;78;24; 5
Subdivision NONE
City Rural Smoky River No. 130, M.D. of
County Smoky River No. 130, M.D. of
Province Alberta
Postal Code T0H 1S0

Additional Information

Date Listed March 25th, 2025
Days on Market 174
Zoning A

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.