

\$850,000 - Twp 790 And Rr 233 Township, Rural Smoky River No. 130, M.D. of

MLS® #A2203957

\$850,000

0 Bedroom, 0.00 Bathroom,
Land on 159.00 Acres

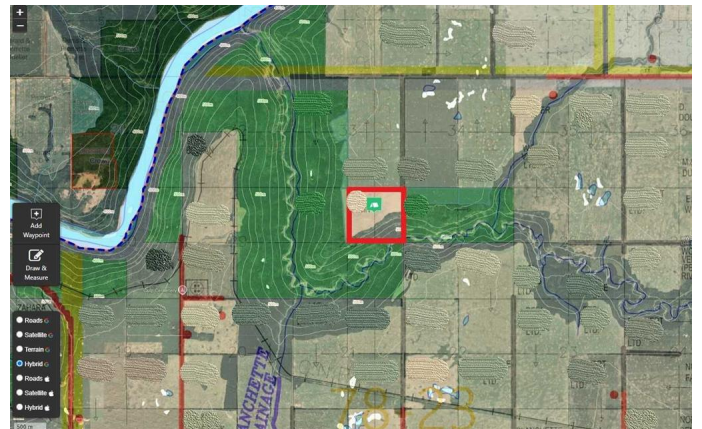
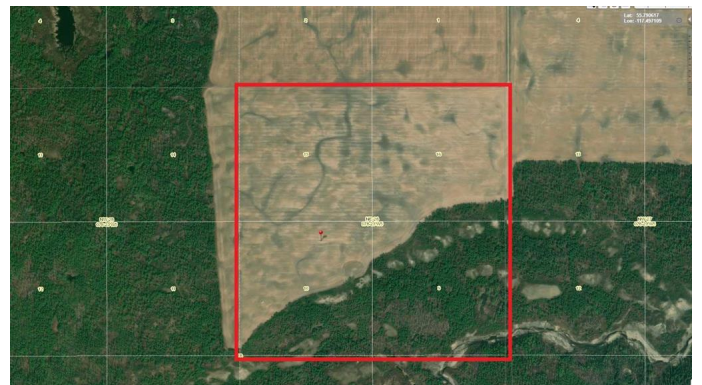
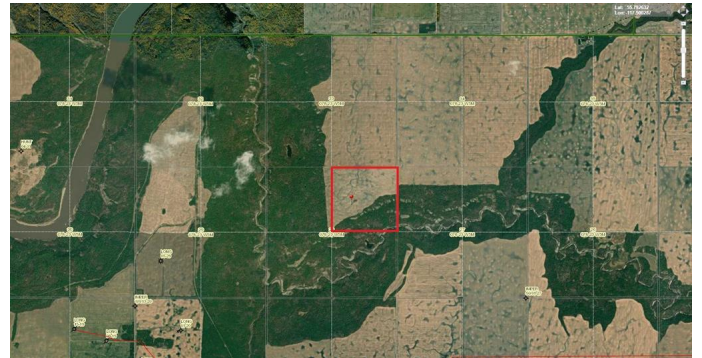
NONE, Rural Smoky River No. 130, M.D. of,
Alberta

Escape to the serene beauty of nature with this incredible quarter section of land in rural Smokey River county, offering 159 acres of prime, unspoiled land and wilderness. Perfectly suited for outdoor enthusiasts and hunters, this property is located in a secluded area, providing ultimate privacy and tranquility.

The land features 120 acres of fertile, arable farmland, ideal for farming or grazing, while the remaining area consists of a picturesque coulee leading down to a creek that connects to the Big Smokey River. This natural landscape creates the perfect habitat for abundant wildlife, making it an ideal location for hunting, wildlife observation, and outdoor adventures.

The property is also home to a cozy hunting cabin, providing a rustic yet comfortable retreat for those looking to escape the hustle and bustle of everyday life. Whether you seek a peaceful getaway or a private hunting haven, this land offers everything you could desire—seclusion, natural beauty, and endless recreational possibilities.

Experience the best of Alberta's wild outdoors, with easy access to nature and the privacy you've been dreaming of. This property is truly a rare find, offering a perfect blend of farmland and wilderness in one breathtaking location. Don't miss out on this unique



opportunity to own a piece of Alberta's rugged beauty.

Essential Information

MLS® #	A2203957
Price	\$850,000
Bathrooms	0.00
Acres	159.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Twp 790 And Rr 233 Township
Subdivision	NONE
City	Rural Smoky River No. 130, M.D. of
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	t0h1s0

Amenities

Utilities	None
Waterfront	See Remarks, River Access

Exterior

Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees
-----------------	---

Additional Information

Date Listed	March 19th, 2025
Days on Market	141
Zoning	t0h1s0

Listing Details

Listing Office	Digger Real Estate Inc.
----------------	-------------------------

Data is supplied by Pillar 9's MLS® System. Pillar 9 is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9. The trademarks MLS®, Multiple Listing Service® 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.