

# \$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 operationalÂ Class B gravel pitÂ 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 boastsÂ 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 aÂ turn-key opportunityÂ for investors, construction companies, or anyone looking to expand their operations in Albertaâ€™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 172  
Zoning A

### Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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