

\$795,900 - 17401 Victoria Trail, Rural Smoky Lake County

MLS® #E4456565

\$795,900

3 Bedroom, 3.00 Bathroom, 2,320 sqft

Rural on 11.05 Acres

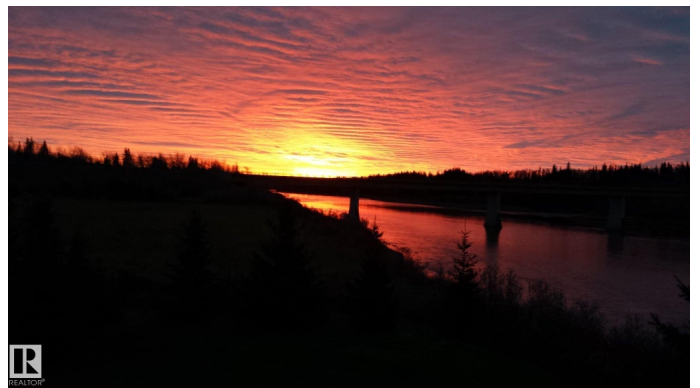
Victoria Settlement, Rural Smoky Lake County, AB

Chance of a lifetime to own this unique 11.05 acre riverfront property on historic Victoria Trail. One of the most beautiful sites you'll ever encounter on the North Saskatchewan River, a few minutes south of the town of Smoky Lake. At the center of it lays a gorgeous 2,320 SF custom home which provides sensational river views from several locations within the home and from the patio and decks. The ground floor boasts a living/games room with bar, wood fireplace, a nice bedroom, full bath and laundry. The main floor will blow you away with its angle wooden walls, a large open area with living room and another fireplace, large kitchen and dining overlooking the river and access to a covered deck with view on it all. The level also includes a bedroom and full bath. The top floor adds one more bedroom and half bath and unbelievable views. The land is landscaped and features tons of healthy trees, there are also 3 small cabins to host friends or provide business opportunities. Magnificent turnkey property!!

Built in 1997

Essential Information

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Price	\$795,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,320
Acres	11.05
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

Community Information

Address	17401 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	Bar, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Vaulted Ceiling, See Remarks
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Interior

Heating	In Floor Heat System, Natural Gas, Wood
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Boating, Fenced, Hillside, Landscaped, Low Maintenance Landscape, Picnic Area, Private Fishing, Private Setting, River Valley View, River View, Waterfront Property, See Remarks
Construction	Wood

Foundation Slab

Additional Information

Date Listed September 6th, 2025

Days on Market 11

Zoning Zone 60

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Listing information last updated on September 17th, 2025 at 8:47am MDT