

NE;3;78;24; 5**MLS # A2204308****Rural Smoky River No. 130, M.D. of, Alberta****\$1,250,000****Division:** NONE**Lot Size:** 51.60 Acres**Lot Feat:** -**By Town:** Watino**LLD:** 3-78-24-W5**Zoning:** A**Water:** None**Sewer:** -**Utilities:** -

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.