



**20003 Old Smith Highway
Rural Lesser Slave River No. 124, M.D. of, Alberta**

MLS # A2298040



\$660,000

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|--------------------|---------------------------|
| Division: | NONE |
| Type: | Mixed Use |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 841 sq.ft. |
| Zoning: | CF - Community Facilities |

| | | | |
|--------------------|-----|-----------------------|-------------|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | 53.97 Acres |
| Sewer: | - | Lot Feat: | - |
| Inclusions: | N/A | | |

This remarkable property boasts over 1 km of stunning riverfront and is brimming with potential for the right buyer with vision. Much of the costly groundwork has already been completed to create a one-of-a-kind campground, including built roads and driveways, approximately 56 camp stalls, a 10,000-gallon water cistern with water lines, partial septic system installation with lines, tanks, and lift stations, plus electrical service to 10 stalls. There are also four charming log cabins with power, water, and septic lines connected to a 1,000-gallon septic tank, though they require some finishing touches. Despite all of this development, most of the land remains open for expansion, the construction of an incredible home, or even subdivision and future development. A rare highlight is the ability to develop as close as 6 feet from the water! The property has successfully been re-zoned to Commercial Recreational property designation, allowing immediate development and operation as a commercial business, and the seller can provide valuable resources such as property and services maps, as well as campsite emergency plans. Additional buildings include an old garage needing repair and eight double outhouses from a provincial campground that could be placed around the property or repurposed for other uses. The area offers exceptional recreational opportunities, with crown land nearby for hunting, ATV trails, jet-boating, and excellent fishing for walleye and various other species in the bordering Lesser Slave River. The Athabasca River is only a few miles downstream, and boat launches are also within a short distance. Wildlife such as elk, white-tail deer, bears, wolves, moose, and countless bird species are frequently seen on the property. Located just 11 km from Smith and 47 km from Slave Lake, this unique riverfront opportunity is truly rare—unlock its full potential today!