

\$2,700,000 - Pt Nw & Ne 1-54-3-4, S 1/2 1-54-2-4, Nw 6-54-1-4, Rural Vermilion River, County of

MLS® #A2173027

\$2,700,000

0 Bedroom, 0.00 Bathroom, 2,712 sqft
Agri-Business on 557.76 Acres

NONE, Rural Vermilion River, County of,
Alberta

Turnkey ranch on 557 acres, located 25 KM northeast of Marwayne, AB. This property offers approximately half cultivated land and half pasture, making it ideal for supporting a livestock operation. The 2010-built bungalow provides a spacious, single-level, open-concept layout with 2,712 sq ft of living space. Constructed with ICF for energy efficiency and durability, the home features infloor heating throughout its acid-wash concrete floors, supplemented by a wood stove. The exterior is low maintenance with vinyl siding and a metal roof. The house has three bedrooms, two full bathrooms, 36 doors, and 9 ceilings for accessibility and comfort. The main shop offers a 40 x 40 heated area, plus a 20 x 40 annex for additional flexibility, with 12 walls allowing ample space for various uses. The property also includes a barn plus several outbuildings ready to use. Utilities include reliable natural gas service and a 36" bored well with plastic cribbing, tested in August 2024, producing 10 GPM. For more details and a comprehensive information package, please contact the listing office.



Essential Information

MLS® # A2173027

| | |
|----------------|---------------|
| Price | \$2,700,000 |
| Bathrooms | 0.00 |
| Square Footage | 2,712 |
| Acres | 557.76 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------------------------|
| Address | Pt Nw & Ne 1-54-3-4, S 1/2 1-54-2-4, Nw 6-54-1-4 |
| Subdivision | NONE |
| City | Rural Vermilion River, County of |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T0B 2X0 |

Amenities

| | |
|-----------|-----------------------|
| Utilities | Natural Gas Connected |
|-----------|-----------------------|

Interior

| | |
|------------|-----------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating | In Floor, Forced Air, Natural Gas |
| Basement | None |

Exterior

| | |
|--------------|-----------------------------------------------|
| Roof | Metal |
| Construction | ICFs (Insulated Concrete Forms), Vinyl Siding |
| Foundation | None |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 14th, 2024 |
| Days on Market | 190 |
| Zoning | AG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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