

\$1,390,000 - 61034 Twp Road 18-5, Warner

MLS® #A2194472

\$1,390,000

6 Bedroom, 4.00 Bathroom, 2,571 sqft

Agri-Business on 160.00 Acres

NONE, Warner, Alberta

This 160-acre working farm is the perfect opportunity for farmers or ranchers looking to expand or start their agricultural journey. Less than 30 minutes south of Lethbridge, the property features a 6-bedroom, 4-bathroom, comfortable and spacious home that provides plenty of room for your family or farm staff. A large 40x60 heated shop, livestock facilities, and multiple outbuildings, making it a fully functional farm. The property is primarily seeded and offers ample space for grazing or crop production. With excellent water resources including a creek running through the property that fills a dugout and provides water to a 6,000-gallon cistern. These sources ensure an ample supply of water. The property comes with an emergency back-up generator and an auto transfer switch, ensuring your operations continue without interruption, even during power outages, with the ability to run the whole yard on emergency power; this is a property designed for efficiency and long-term sustainability. The combination of water sources, livestock-ready infrastructure, and reliable power systems makes this property a sustainable and efficient working ranch. Enjoy the peacefulness of rural living while being less than 30 minutes from Lethbridge, giving you quick access to city amenities. This is a rare opportunity to own a well-equipped, fully functional farm property with everything a modern rancher could need. From the spacious home to the livestock facilities and reliable water systems, this



property is ready for you to move in and start working.

Built in 1999

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2194472 |
| Price | \$1,390,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,571 |
| Acres | 160.00 |
| Year Built | 1999 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 61034 Twp Road 18-5 |
| Subdivision | NONE |
| City | Warner |
| County | Warner No. 5, County of |
| Province | Alberta |
| Postal Code | T0K 1P0 |

Amenities

| | |
|------------|-------|
| Waterfront | Creek |
|------------|-------|

Interior

| | |
|--------------|---|
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-----------------|---|
| Lot Description | Creek/River/Stream/Pond, Farm, Pasture, Views |
| Roof | Asphalt Shingle |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 60 |
| Zoning | Agriculture |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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