

PT NW & NE 1-54-2-4, S 1/2 1-54-2-4, NW 6-54-1-4
Rural Vermilion River, County of, Alberta

MLS # A2238520



\$2,700,000

| | | | |
|------------------|--------------|---------------|---|
| Division: | NONE | | |
| Cur. Use: | - | | |
| Style: | - | | |
| Size: | 0 sq.ft. | Age: | - |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 557.76 Acres | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | Well |
| Floors: | - | Sewer: | - |
| Roof: | Metal | Near Town: | Marwayne |
| Basement: | None | LLD: | 1-54-2-W4 |
| Exterior: | ICFs (Insulated Concrete Forms), Vinyl Siding | Zoning: | AG |
| Foundation: | None | Utilities: | Natural Gas Connected |
| Features: | - | | |

Major Use: Other

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.