

# **\$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**

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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
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### 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	245
Zoning	AG

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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