



**GRASSROOTS**  
REALTY GROUP

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12250 Township Road 1084  
Rural Mackenzie County, Alberta

MLS # A2214442



**\$1,300,000**

Division:	NONE		
Cur. Use:	-		
Style:	3 Level Split		
Size:	1,863 sq.ft.	Age:	1993 (32 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Detached		
Lot Size:	154.89 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	Asphalt Shingle	Near Town:	Fort Vermilion
Basement:	Finished, Partial	LLD:	27-108-12-W5
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Canola

RIVERFRONT PROPERTY on 154.89 Acres &ndash; Just Minutes from Fort Vermilion This rare riverfront property offers an exceptional lifestyle with 154.89 acres of land and private ownership right to the shores of the Peace River. Located only five minutes from Fort Vermilion, this beautifully maintained acreage combines comfort, space, and natural beauty. The 1,863 sq. ft. home features 3 bedrooms and 2 full bathrooms, including a spacious primary suite with a luxurious ensuite and relaxing jacuzzi tub. The main living areas are bright and welcoming, with a cozy wood stove in the family room and a warm, open kitchen and dining area perfect for everyday living and entertaining. The fully finished basement offers extra living space, a gas fireplace, storage, laundry, and utility rooms, all thoughtfully laid out for convenience. Outside, the property includes a 26' x 30' detached double garage, a storage shed, fenced pastures, and a security system. Whether you're looking to enjoy the peace and privacy of country living, raise animals, or simply take in the river views, this property is truly one-of-a-kind. Looking for just the acreage? the owner is willing to subdivide!