



**GRASSROOTS**  
REALTY GROUP

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**712045 Range Road 90**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2230935**



**\$799,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, None		
<b>Lot Size:</b>	149.60 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Landscaped, See R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	18-71-8-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Propane
<b>Features:</b>	Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Children's Playset in Yard, Pergola

An absolute dream for cattle farmers, this fully functional and thoughtfully laid-out property offers the perfect blend of productivity, comfort, and rural charm. Spanning 149.6 acres and zoned AG, this parcel is ideally set up for livestock with lush, green pastures that have been fully fenced and cross-fenced into three separate grazing sections—allowing for effective rotational grazing and land management. The heart of the operation is a solar-powered, motion-sensor live waterer connected to a generous 20x30 meter dugout, ensuring a sustainable and efficient water supply for your herd. The land easily supports 30 pairs throughout the summer thanks to high-quality native grasslands and thoughtful pasture maintenance. A spring runoff flows through the middle of the property, along with a beautiful natural tree buffer that provides shelter and wind protection—ideal for keeping livestock safe and comfortable in every season. Infrastructure is a standout, featuring a 30x40 radiant heated SHOP with a sub-panel for additional electrical needs, gravel floor, and a built-in stable connected directly to the pasture. Whether for calving, sorting, or storing feed and equipment, this shop is versatile and built to handle the demands of ranch life. A freshly drilled water well was added during the installation of the 2016 20'x76' MINT-CONDITION MOBILE HOME, which also features a 500-gallon propane tank, new furnace and pressure tank and 2016 septic system with pump-out. The home itself is spacious and bright with 1,520 sq. ft., offering 4 bedrooms, 2 bathrooms, and a wide open-concept living space. The kitchen is a chef's delight with stainless steel appliances, bar seating, a pantry, soft-close cabinets, tile backsplash, and a reverse osmosis water system. The primary suite includes a walk-in closet, ensuite with dbl sink vanity + a shower, and a pasture-view window

overlooking your cattle from bed&mdash;rural luxury at its finest. The smaller of the 3 spare bedrooms is located next to the primary suite, while at the far end of the mobile is the other 2 spare bedrooms and a full 4 pc bathroom. Step outside onto the west-facing full-length deck, perfect for evening sunsets, complete with a pergola included. Two 10x10 sheds, raised garden beds already planted with potatoes, beans, and carrots, plus an abundance of raspberries and Saskatoon berry bushes line the property, offering true homestead potential. Just 5 minutes to Wembley and 10 minutes to Beaverlodge, this well-located, fully equipped farm is truly TURNKEY and ready for your herd. A rare opportunity for serious cattle producers or those looking to step into a ready-made operation. Book your private tour today&mdash;this is the cattle farm you&rsquo;ve been waiting for!