



GRASSROOTS
REALTY GROUP

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18142 Township Road 1044
Rural Mackenzie County, Alberta

MLS # A2237882



\$895,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	1995 (30 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	70.09 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	La Crete
Basement:	-	LLD:	26-104-18-W5
Exterior:	-	Zoning:	A1
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Grain

Welcome to this versatile 70.9-acre property, perfectly set up for both agricultural and residential use. Bordering a scenic creek, the land includes approximately 58 acres of arable farmland and brings in \$4,200 annually in land rent. The 48x68 shop boasts 20 ft ceilings and an 18 ft overhead door, fully outfitted with an air compressor, washer/dryer, full kitchen, and built-in cabinets — ideal for both work and storage. A 16x76 mobile home with a 10x16 addition sits at the back of the property, along with a rustic cabin and cellar. Utilities include power, 4,000L cistern for the home, 3,000L cistern for the shop, pump-out sewer, water by the garden, and dugout-fed cattle trough. This well-equipped, private property offers both practicality and natural beauty — perfect for farming, or homesteading.