



**GRASSROOTS**  
REALTY GROUP

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**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**

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

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

**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.