



GRASSROOTS
REALTY GROUP

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PT NW & NE 1-54-3-4, S 1/2 1-54-2-4, NW 6-54-1-4
Rural Vermilion River, County of, Alberta

MLS # A2238520



\$2,700,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: - **Baths:** -

Garage: -

Lot Size: 557.76 Acres

Lot Feat: -

Heating: In Floor, Forced Air, Natural Gas

Water: Well

Floors: -

Sewer: -

Roof: Metal

Near Town: Marwayne

Basement: None

LLD: 1-54-2-W4

Exterior: ICFs (Insulated Concrete Forms), Vinyl Siding

Zoning: AG

Foundation: None

Utilities: Natural Gas Connected

Features: -

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.