



10054 Range Rd 142  
Rural Warner No. 5, County of, Alberta

MLS # A2139862



**\$1,350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,929 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Asphalt, Driveway, Heated Garage, Off S		
<b>Lot Size:</b>	79.50 Acres		
<b>Lot Feat:</b>	Back Yard, Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Many		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	3-1-14-W4
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Water
<b>Features:</b>	Built-in Features, Closet Organizers, Open Floorplan		

**Inclusions:** Piano, Seacans negotiable, furniture negotiable, portable fencing

Nestled in a picturesque area with the Sweetgrass Hills as a stunning backdrop, this 79.5-acre property offers a unique blend of rustic charm and modern convenience. Just 25 min from the many amenities in Milk River and 1.25 hr from Lethbridge, this property boasts a well-maintained house, originally built in 1962 and thoughtfully updated in 1997 with new wiring and plumbing. The home features durable shingles installed in 2017. The expansive land includes 72 farmable acres, with 58 acres of hay sown two years ago and 14 acres sown four years ago. The property also includes a spacious 50x31 shop built in 1997, complete with sewer and water access, a 20x14 overhead door and a heater installed four years ago. Additionally, there's a 50x24 cold storage area attached to the side and a large 52x37 barn, perfect for housing equipment or livestock. This property is an ideal place for horse enthusiasts, offering plenty of space and resources to accommodate equine activities. Located near the beautiful and culturally significant Writing-on-Stone Provincial Park, this is a rare opportunity to own a versatile and productive piece of land in a breathtaking location.