



GRASSROOTS
REALTY GROUP

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SE 26-22-1 NE 26-22-1
Empress, Alberta

MLS # A2178749



\$2,000,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	Bungalow		
Size:	0 sq.ft.	Age:	1981 (44 yrs old)
Beds:	-	Baths:	-
Garage:	Triple Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	See Remarks, Spring
Floors:	-	Sewer:	-
Roof:	Cedar Shake, Metal	Near Town:	Empress
Basement:	-	LLD:	26-22-1-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Agriculture
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Built-in Features		

Major Use: Pasture

This unique property provides unbelievable recreational opportunities. A sweeping view and access to the South Saskatchewan River-about 2 miles of riverfront. Private boat launching dock. Fishing and wildlife include: walleye, sauger, northern pike, lake sturgeon, goldeye, mooneye, deer, moose, bobcat, fox, grouse, beaver, duck, geese, large variety of water birds, golden and bald eagles, osprey, Asparagus, saskatoons, cactus berries, chokecherries and crab apples PROPERTY DESCRIPTION 300 Acres M/L Deeded, includes 50 acres M/L cultivated 189 Acres M/L Grazing Lease Water supply - 1 spring 30lbs pressure (main yard) 3 additional springs on deeded land and 1 on lease 3 and 4 wire perimeter fence Electric fence separates deeded and lease HOUSE Approx. 3450 sq. ft. hillside ranch style bungalow (renovated 2002) Some furnishings and patio furniture may be included Built in 1981 4 bedrooms Master bedroom features a built in makeup table Kitchen Fridge, stove, built in dishwasher, built in garbage compactor, built in kitchen table, inset lighting under kitchen counters, built in desk living room, office, rumpus room (skylights and wood burning double sided fireplace, heated floor), meeting room, laundry room with a built in hamper/work table, walk in cold room (built into hillside) 3 three piece bathrooms 1 jacuzzi tub 1 shower 1 steam shower (master) Utility Room furnace/hot water/water system 2 furnaces (with air conditioning, new 2018) Natural gas hot water tank also installed 2018 Water softener and reverse osmosis Front and rear foyer Built in front entry credenza, large yard concrete patio overlooking the South Saskatchewan River, covered patio 2 Sided wood burning fireplace Separate hot water tank for tub and shower Steel roof with partial cedar shakes Vinyl siding exterior Wood frame Slab on grade (1-level) Underground sprinklers/yard

irrigation from South Saskatchewan River GARAGES Attached triple car garage with 2 auto and 1 RV door (2 car door openers) Floor heat (Boiler) Single garage-manual door SHOP 40'x40'; shop built mid 1980s Steel frame, metal clad Concrete floor, small dirt floor partition Power/welding plug BARN 64'x68'; Build in mid 1990s Wood frame, steel clad, steel roof 2 large doors, 1 smaller rolling door GRANARY Steel granary - 2350 bu (clean) NOTES Empress Airport CYEA, has paved runway 2953 feet and approach lights vacant hangar. Oyen has hospital, grocery store, gas station, school (basically full amenities) South Saskatchewan is a comparatively predictable river with gravel sand bars and a rock bottom. Private campsite with electricity and gray water facility at rivers edge Owner uses a 16.5' Firefish jet boat for fishing/tubing/recreation on the river: it will NOT BE INCLUDED in the sale of the property. It has been a great asset for the owner and showcases the recreational potential of the property. Ideal for Air B&B Acquisition of additional lease land may be possible, contact lister. Flexible but preferred 2025 possession