



GRASSROOTS
REALTY GROUP

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

MLS # A2185996



\$999,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,929 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Driveway, Heated Garage, Off S		
Lot Size:	79.50 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many		

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

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

Listed well below appraised value! 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 minutes from the many amenities in Milk River and just over a hour away 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 hay provides a potential source of revenue, making this property not only beautiful but also practical. The property also benefits from being part of the local water co-op, ensuring reliable water access for agricultural and domestic needs. Additional structures include a spacious 50x31 shop built in 1997, complete with sewer and water access, a 20x14 overhead door, and a heater installed four years ago. Attached to the shop is a 50x24 cold storage area, as well as a large 52x37 barn, perfect for housing equipment or livestock. Horse enthusiasts will find 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.