

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

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.