\$2,999,000 - 265042 Township Road 694, Rural Lesser Slave River No. 124, M.D. of

MLS® #A2232775

\$2,999,000

5 Bedroom, 2.00 Bathroom, 1,472 sqft Agri-Business on 777.00 Acres

NONE, Rural Lesser Slave River No. 124, M.D. of, Alberta

Exceptional Opportunity to Own Prime Farmland with Homestead and Historic Landmark

Located just off Highway 2 and Range Road 265 near Hondo, this rare offering includes five quarter sectionsâ€"approximately 777 acresâ€"being sold together as one block. With a mix of productive farmland, well-maintained infrastructure, and the iconic "Little White Church,― this property combines agricultural value with local heritage. At the heart of the land is a spacious five-bedroom home with over 2,800 square feet of living space and a double detached garage / workshop. The home has been thoughtfully upgraded with a new roof (2015), triple-pane windows and siding (2019), and features a water filtration system, R40 insulation in the attic and R20 throughout. Heating is provided by both a forced air and wood-burning furnaceâ€"ideal for winter efficiency and backup during outages. The home quarter also includes two wells, a large dugout, a pumphouse with underground water lines to multiple livestock troughs, and a massive 32' x 280' machine shed. The land is fully fenced and cross-fenced, with open areas currently in grass and hayâ€"ready for cattle or

South of the main yard lies another fenced

other farming uses.







quarter with former homestead services still in place: power, gas, water well, septic, and a dugout feeding a 1,000-gallon water tank. North of the home quarter is another fenced section with a creek, dugout, and additional water trough infrastructure.

The final two quarters sit prominently at the corner of Hwy 2 and RR 265 and are also cross-fenced with water systems in place. A prior subdivision removed about 10.5 acres, but the remaining land remains fully usable. These parcels, currently set up for cattle, offer excellent flexibility for expanded agricultural use or development.

This land package currently earns lease revenue and presents long-term value for farmers, investors, or anyone seeking a substantial agricultural holding in a productive, well-connected region.

Built in 1985

Essential Information

MLS® # A2232775

Price \$2,999,000

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,472

Acres 777.00

Year Built 1985

Type Agri-Business

Sub-Type Agriculture
Style Bungalow

Status Active

Community Information

Address 265042 Township Road 694

Subdivision NONE

City Rural Lesser Slave River No. 124, M.D. of

County Lesser Slave River No. 124, M.D. of

Province Alberta
Postal Code T0G 1G0

Amenities

Utilities Electricity Connected, Natural Gas Connected, Phone Connected,

Sewer Connected, Water Connected

Parking Additional Parking, Double Garage Detached, Driveway, Garage Faces

Front, RV Access/Parking

of Garages 2

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Separate

Entrance, Storage, Vinyl Windows

Appliances Electric Stove, Freezer, Microwave, Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas, Combination, Wood Stove, Wood

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Private Yard, Storage, Rain Barrel/Cistern(s)

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 18th, 2025

Days on Market 132 Zoning A

Listing Details

Listing Office eXp REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.