$895,000 - 18142 Township Road 1044, Rural Mackenzie County

MLS® #A2237882

$895,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 70.09 Acres

NONE, Rural Mackenzie County, Alberta

Welcome to this versatile 70.9-acre property, perfectly set up for both agricultural and residential use.

Bordering a scenic creek, the land includes approximately 58 acres of arable farmland and brings in $4,200 annually in land rent. The 48x68 shop boasts 20 ft ceilings and an 18 ft overhead door, fully outfitted with an air compressor, washer/dryer, full kitchen, and built-in cabinets â€" ideal for both work and storage. A 16x76 mobile home with a 10x16 addition sits at the back of the property, along with a rustic cabin and cellar. Utilities include power, 4,000L cistern for the home, 3,000L cistern for the shop, pump-out sewer, water by the garden, and dugout-fed cattle trough. This well-equipped, private property offers both practicality and natural beauty â€" perfect for farming, or homesteading.

Built in 1995

Essential Information

MLS® #	A2237882
Price	$895,000
Bathrooms	0.00
Acres	70.09
Year Built	1995
Type	Agri-Business
Sub-Type	Agriculture

| Status | Active |

Community Information

Address	18142 Township Road 1044
Subdivision	NONE
City	Rural Mackenzie County
County	Mackenzie County
Province	Alberta
Postal Code	T0H 2H0

Interior

| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |

Additional Information

Date Listed	July 7th, 2025
Days on Market	65
Zoning	A1

Listing Details

| Listing Office | Grassroots Realty Group Ltd. |