\$2,700,000 - Pt Nw & Ne 1-54-3-4, S 1/2 1-54-2-4, Nw 6-54-1-4, Rural Vermilion River, County of

MLS® #A2238520

\$2,700,000

0 Bedroom, 0.00 Bathroom, Agri-Business on 557.76 Acres

NONE, Rural Vermilion River, County of, Alberta

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.







Essential Information

MLS® # A2238520

Price \$2,700,000

Bathrooms 0.00

Acres

Type Agri-Business

Sub-Type Agriculture

Status Active

Community Information

Address Pt Nw & Ne 1-54-3-4, S 1/2 1-54-2-4, Nw 6-54-1-4

Subdivision NONE

City Rural Vermilion River, County of

County Vermilion River, County of

557.76

Province Alberta
Postal Code T0B 2X0

Amenities

Utilities Natural Gas Connected

Interior

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer

Heating In Floor, Forced Air, Natural Gas

Basement None

Exterior

Roof Metal

Construction Vinyl Siding, ICFs (Insulated Concrete Forms)

Foundation None

Additional Information

Date Listed July 9th, 2025

Days on Market 113 Zoning AG

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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.