



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**5121 Township Road 120
Dunmore, Alberta**

MLS # A2245853



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	5 Level Split, Acreage with Residence		
Size:	1,939 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Attached Carport, Double Garage Attached, Garage Door Opener, Gravel Drive		
Lot Size:	70.70 Acres		
Lot Feat:	Low Maintenance Landscape, Pasture, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	35-11-5-W4
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	A1-IDP, Agricultural Dist
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Solar panels, Armoire (bedroom), Shelving (basement), TV stand w/electric fireplace (livingroom), Wall Mounts (2), Trampoline, Play Structure, Fridge (white garage), All Sheds & Outbuildings, Central Vac ("as is")

Endless Possibilities on this Expansive Property with 70.70 acres & Sustainable Living Meets Income Potential Discover the perfect blend of peaceful country living and incredible investment opportunity. This unique property offers tremendous potential for value appreciation, thanks to ongoing development in the surrounding neighborhood. Whether you're looking to live off the land, build an income-generating business, or simply enjoy the tranquility of nature, this land delivers. Live sustainably with installed solar panels and a huge garden area ready for your green thumb. The property includes pens for livestock, making it ideal for raising chickens, goats, ducks, or starting a hobby ranch. With ample acreage, the land is well-suited for farming, homesteading, or eco-conscious living. Prairie views and a peaceful atmosphere make this an excellent location to develop an Airbnb business. Picture cozy cabins, tiny homes, or even glamping sites & a retreat your guests will want to return to year after year. The possibilities are as wide as the horizon. Whether you're dreaming of sustainable living, an agritourism venture, or a scenic short-term rental escape, this property is ready to bring your vision to life. This property features a 40x100 Quonset, 20x50 Workshop, 16x32 horse barn, 26x26 heated garage, 24x24 carport, 24x24 deck above carport. New Shingles on Quonset, garage, & house (2025).