



14074 Township Road 1050 Township
Rural Mackenzie County, Alberta

MLS # A2302040



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,840 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	20.00 Acres		
Lot Feat:	Brush, Cleared, Farm, Gazebo, Lawn		

Heating:	Central	Water:	Cistern
Floors:	Vinyl	Sewer:	Pump
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-105-14-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	ICF Block	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: See Remarks

Welcome to this 20 acre farm offering a perfect blend of comfortable living and fully equipped agricultural lifestyle opportunity. This well-rounded property is ideal for cattle operations. The spacious 1,840 sq ft home features a fully finished basement, offering a total of 5 bedrooms and 3 bathrooms—perfect for a growing family or accommodating guests. The home provides a warm and functional layout with plenty of room to live and entertain. Outside, the yard is set up for efficiency and versatility. A 47 ft x 70 ft shop includes a small butcher shop operation, presenting a unique opportunity for on-site processing or business potential. The 20 ft x 44 ft barn adds additional utility for livestock or storage. The property is fully equipped with a complete cattle handling system, making it turnkey for ranchers and livestock producers. With ample acreage, functional improvements, and excellent setup for operations, this farm is ready to go. A rare opportunity to own a well-equipped, productive farm with everything in place to support your agricultural goals.