



GRASSROOTS
REALTY GROUP

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104069 Rge Rd 193
Rural Mackenzie County, Alberta

MLS # A2304131



\$799,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	80.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, No Neighbours Behind		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	La Crete
Basement:	-	LLD:	3-104-19-W5
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Alfalfa, Hobby Farm, Oats

80-acre farmstead just 40 minutes from La Crete and located near the Tompkins ferry crossing—this property offers space, functionality, and endless potential for country living. Set up for a hobby farm or rural lifestyle, you’ll find a well-kept yardsite with fenced pasture, productive organic farmland, and multiple outbuildings, all just a 1/4 mile off the pavement for easy access. The home, built in 2018, offers over 1,700 sq/ft of well-designed living space and shows beautifully. A covered front veranda provides stunning views of the surrounding hills, while inside you’ll find a spacious, open-concept layout. The chef’s kitchen features custom cabinetry, a large freestanding island, corner pantry, and flows seamlessly into the dining area with patio door access to the front deck. The living room is bright and inviting with large windows and plenty of room to gather. The main floor includes two bedrooms, a full guest bath, office, laundry room, and a generous primary suite complete with two walk-in closets and a full ensuite. The basement is partially finished with three additional bedrooms, cold storage, and is ready for a full bathroom. Heating is efficient and versatile with a propane or wood fired furnace, plus an outdoor wood boiler that supplies in-floor heat to the home, shop, and garage, along with hot water for the furnace system. The impressive 40x60 shop, built in 2022, is fully finished inside and out and even includes a bathroom—ideal for work or hobbies. The fenced pasture in the northwest corner features multiple shelters and storage buildings to support your operation. With a newer home, quality buildings, and a well-laid-out yard in a great location, this property is move-in ready and packed with opportunity. Your private escape awaits—come take a look today!