



GRASSROOTS
REALTY GROUP

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104253 RGE RD 185
Rural Mackenzie County, Alberta

MLS # A2315316

\$850,000



Division:	NONE		
Cur. Use:	-		
Style:	Modular Home		
Size:	1,440 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2
Garage:	-		
Lot Size:	158.00 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Mound Septic
Roof:	-	Near Town:	La Crete
Basement:	Partial	LLD:	17-104-18-W5
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Vinyl Windows		

Major Use: Certified Organic Farm

Certified Organic Farm for sale! Introducing Lot #6 on the map, featuring 158 acres with approximately 112 arable acres, a beautifully established 15-acre yard site, and the balance consisting of merchantable timber offering additional value and privacy. Surrounded by mature tree shelter, this stunning private yard site is exceptionally well set up and offers a peaceful country living atmosphere right in the heart of this productive farming block. The property features a 40x56 cold storage shop along with a 12x20 heated workshop perfect for hobbies, projects, or extra workspace. A 40' sea can is also included for additional storage, and the property features its own dugout providing an added water source. The home is a spacious 1,440 sq/ft modular on a partial basement offering comfortable family living. The beautifully landscaped yard includes an abundance of fruit trees, Saskatoon bushes, and mature greenery creating a truly impressive rural setting. Sale includes the 2026 regrowth red clover crop, ideal for plow-down or harvest during the 2026 season. Taking offers on the whole package or individual quarters until July 28, 2026. Best and final offers (second chance) will be offered to all parties who submitted offers on July 29, 2026, with all offers being reviewed by July 31, 2026.