



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

104413 Rge Rd 182
La Crete, Alberta

MLS # A2324230



\$790,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,728 sq.ft.	Age:	2000 (26 yrs old)
Beds:	6	Baths:	2
Garage:	Carport		
Lot Size:	38.08 Acres		
Lot Feat:	Backs on to Park/Green Space, Farm, Front Yard, Fruit Trees/Shrub(s), Gard		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	26-104-18-W5
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Preserved Wood	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Private end-of-the-road farm for sale in Tompkins! This exceptional 38± acre property offers the perfect blend of productive farmland, quality buildings, and peaceful country living. Featuring approximately 26 arable acres, a fully finished family home, detached garage, and an impressive 36x70 heated shop, this property is ideally suited as a family acreage or home base for your farming operation. Enjoy the beauty of the Blue's creek running along the back of the property, creating a peaceful atmosphere and a truly unique country setting. The home offers a spacious and functional layout, beginning with a large dropped entrance that welcomes you inside. The heart of the home features an oversized kitchen with abundant cabinetry, an adjoining dining room with patio door access to the covered front deck overlooking the yard, and a bright, private living room with large windows that fill the space with natural light. The main floor includes three spacious bedrooms, laundry room and a full bathroom, while the fully finished basement adds three more bedrooms, another full bathroom, a large play area, and a cozy wood-burning stove for an additional heat source during the winter months. Outside, the beautifully established yard site offers everything needed to enjoy country life, including a large garden plot, campfire area, mature trees, and ample gravel parking. The 36x70 shop is a standout feature, equipped with overhead heat, in-floor heat, and 200-amp electrical service, making it an outstanding space for equipment repairs, business operations, hobbies, or storage. Located 35 min SW of La Crete, just two miles off the pavement, this well-rounded property offers the privacy, space, and infrastructure that are becoming increasingly difficult to find. Whether you're looking for a hobby farm, a family acreage, or a headquarters for your agricultural operation,

this property checks all the boxes. Come take a look today!