



GRASSROOTS
REALTY GROUP

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611015 Rge Rd 91
Rural Woodlands County, Alberta

MLS # A2333595



\$389,900

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 150.29 Acres

Lot Feat: -

Heating: -

Water: None

Floors: -

Sewer: None

Roof: -

Near Town: Blue Ridge

Basement: -

LLD: 12-61-9-W5

Exterior: -

Zoning: Agricultural

Foundation: -

Utilities: None

Features: -

Major Use: Recreational

150.29 ACRES! Discover the possibilities with this 150.29-acre property, offering an ideal blend of open pasture and scattered trees for privacy and natural beauty. With the majority of the land open and producing hay, this versatile parcel is well-suited for agricultural use, recreation, or the perfect location to build your dream country retreat. The property features a 1996-built, 32' x 24' cottage, providing a comfortable base camp for weekend getaways or seasonal living. Set up for off-grid convenience, the cottage operates on propane and generator power, while a cozy wood stove adds warmth and rustic charm, making it the perfect place to unwind after a day spent exploring the outdoors. Additional improvements include a 16' x 10' storage shed for your tools and equipment, as well as two outhouses, making the property well-equipped for family, friends, or hunting camp use. Whether you're looking for productive hay land, a private recreational escape, or an investment in Alberta's beautiful countryside, this remarkable 150.29-acre parcel offers endless opportunities. Bring your vision and make this exceptional property your own!