



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**390054 Range Road 7-1**  
**Rocky Mountain House, Alberta**

**MLS # A2335315**



**\$950,000**

|           |              |        |   |
|-----------|--------------|--------|---|
| Division: | NONE         |        |   |
| Cur. Use: | Agricultural |        |   |
| Style:    | -            |        |   |
| Size:     | 0 sq.ft.     | Age:   | - |
| Beds:     | 4            | Baths: | 1 |
| Garage:   | -            |        |   |
| Lot Size: | 70.10 Acres  |        |   |
| Lot Feat: | Farm         |        |   |

|             |   |            |           |
|-------------|---|------------|-----------|
| Heating:    | - | Water:     | -         |
| Floors:     | - | Sewer:     | -         |
| Roof:       | - | Near Town: | -         |
| Basement:   | - | LLD:       | 2-39-7-W5 |
| Exterior:   | - | Zoning:    | AG        |
| Foundation: | - | Utilities: | -         |
| Features:   | - |            |           |

**Major Use:** Hay

FOR SALE BY PHASED TENDER: Offering 70.1 Acres, including a 12.5 Acre yard site, and 57.5 Acres of Cultivated land. The property includes two houses, the main house was built in 1963, has forced air and infloor heating, and offers 1,123 s.f. above grade on the main, 1,160 s.f. in the finished basement, along with 4 Beds (2 Up, 2 Down), and a 4 piece bathroom. The second house is a Bungalow on slab, built in 1976, offering 1,332 s.f. above grade, along with 3 Beds, and 1 - 4 piece bathroom. Support buildings include a 38'x40' Garage/Shop, insulated with in-floor heating, 32'x48' Barn, insulated with overhead heat, separate pens & calving area, along with numerous granaries, sheds, machine sheds, hay sheds, hen house, green house. Property is set up nicely for cattle, with a number of pens that all have access to fresh water. 8.92 Acres were recently absorbed into the highway expansion, and work continues to remove the old fence, and install the new 5 page wire fencing along the East and North property boundaries, along with an Access point along the Northern Boundary.