



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107361 Rge Rd 131
Rural Mackenzie County, Alberta

MLS # A2346917



\$1,550,000

Division:	NONE		
Cur. Use:	-		
Style:	2 and Half Storey		
Size:	4,620 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	-		
Lot Size:	150.00 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, L		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	Asphalt Shingle	Near Town:	Fort Vermilion
Basement:	-	LLD:	24-107-13-W5
Exterior:	-	Zoning:	A
Foundation:	ICF Block, Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows

Major Use: Alfalfa, Barley, Wheat

AN EXCEPTIONAL 150-ACRE PROPERTY IN BLUMENORT! This incredible property combines productive farmland, an impressive custom home with 6500 sq/ft living space, 3 car garage, excellent shop space, and a beautifully sheltered private yard—all in one outstanding package. Built in 2015, the magnificent two-story home offers 5 bedrooms + office, 3.5 bathrooms, and a thoughtfully designed layout with quality and space evident throughout. Step inside to a large welcoming entrance leading into the heart of the home—a chef's dream kitchen featuring quartz countertops, a large island, gas stove, dual dishwashers, two pantries, abundant cabinetry, and plenty of natural light. The open-concept dining area features patio doors leading onto the expansive wraparound concrete patio, creating an incredible space for entertaining, BBQs, or simply relaxing and enjoying the peaceful country setting. The adjoining living room is bright and spacious with a cozy gas fireplace. The main-floor primary suite is truly impressive, offering a massive bedroom, huge walk-in closet, and luxurious ensuite complete with a jetted tub and oversized double corner tiled shower. Main-floor laundry adds even more convenience. Upstairs you'll find three additional bedrooms, an office, full bathroom, and a huge bonus room above the garage currently used as a playroom, complete with its own outdoor balcony. The partially finished basement provides even more potential and already includes an additional bedroom and full bathroom, leaving plenty of room to finish the remaining space to suit your family. Attached to the home is a fully finished and heated 24' x 42' triple-car garage, providing an abundance of parking, storage, and workspace. The improvements continue outside with a 32' x 48' heated shop, additional cold-storage shop, multiple outbuildings, and a

unique gazebo/fireplace building that provides another fantastic place to gather and enjoy the property. Home also has a generator for whole house power backup, and woodstove in the basement for supplemental heat. Of the approximately 150 acres, roughly 115 acres are arable conventional farmland, planted to peas for the 2026 season. Approximately 25 acres of treed land contain merchantable timber while also providing an impressive natural shelterbelt surrounding the yard, adding privacy and protection to this beautiful setting. Located just 5 miles directly south of Fort Vermilion, this is a rare opportunity to own a productive farm together with a remarkable family home and an excellent collection of improvements. Priced well below appraised value—come take a look and see everything this property has to offer!