\$999,000 - 10054 Range Rd 142, Rural Warner No. 5, County of

MLS® #A2185996

\$999,000

3 Bedroom, 3.00 Bathroom, 1,929 sqft Residential on 79.50 Acres

NONE, Rural Warner No. 5, County of, Alberta

Listed well below appraised value! Nestled in a picturesque area with the Sweetgrass Hills as a stunning backdrop, this 79.5-acre property offers a unique blend of rustic charm and modern convenience. Just 25 minutes from the many amenities in Milk River and just over a hour away from Lethbridge, this property boasts a well-maintained house, originally built in 1962 and thoughtfully updated in 1997 with new wiring and plumbing. The home features durable shingles installed in 2017. The expansive land includes 72 farmable acres, with 58 acres of hay sown two years ago and 14 acres sown four years ago. The hay provides a potential source of revenue, making this property not only beautiful but also practical. The property also benefits from being part of the local water co-op, ensuring reliable water access for agricultural and domestic needs.

Additional structures include a spacious 50x31 shop built in 1997, complete with sewer and water access, a 20x14 overhead door, and a heater installed four years ago. Attached to the shop is a 50x24 cold storage area, as well as a large 52x37 barn, perfect for housing equipment or livestock. Horse enthusiasts will find plenty of space and resources to accommodate equipment activities. Located near the beautiful and culturally significant Writing-on-Stone Provincial Park, this is a rare opportunity to own a versatile and productive







piece of land in a breathtaking location.

Built in 1962

Essential Information

MLS® # A2185996 Price \$999,000

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,929 Acres 79.50 Year Built 1962

Type Residential Sub-Type Detached

Style Acreage with Residence, Bi-Level

Status Active

Community Information

Address 10054 Range Rd 142

Subdivision NONE

City Rural Warner No. 5, County of

County Warner No. 5, County of

Province Alberta
Postal Code T0K 0N0

Amenities

Utilities Electricity Connected, Natural Gas Connected, Water Connected

Parking 220 Volt Wiring, Additional Parking, Asphalt, Driveway, Heated Garage,

Off Street, Parking Pad, RV Access/Parking, Triple Garage Detached,

Workshop in Garage

of Garages 6

Interior

Interior Features Built-in Features, Closet Organizers, Open Floorplan

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating Boiler, Hot Water

Cooling None Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Partial

Exterior

Exterior Features Garden, Other, Private Entrance, Private Yard

Lot Description Back Yard, Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped,

Many Trees

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 7th, 2025

Days on Market 301

Zoning AG

Listing Details

Listing Office 2 PERCENT REALTY

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