

\$895,000 - 18142 Township Road 1044, Rural Mackenzie County

MLS® #A2237882

\$895,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 70.09 Acres

NONE, Rural Mackenzie County, Alberta

Welcome to this versatile 70.9-acre property, perfectly set up for both agricultural and residential use.

Bordering a scenic creek, the land includes approximately 58 acres of arable farmland and brings in \$4,200 annually in land rent. The 48x68 shop boasts 20 ft ceilings and an 18 ft overhead door, fully outfitted with an air compressor, washer/dryer, full kitchen, and built-in cabinets â€” ideal for both work and storage. A 16x76 mobile home with a 10x16 addition sits at the back of the property, along with a rustic cabin and cellar. Utilities include power, 4,000L cistern for the home, 3,000L cistern for the shop, pump-out sewer, water by the garden, and dugout-fed cattle trough. This well-equipped, private property offers both practicality and natural beauty â€” perfect for farming, or homesteading.

Built in 1995

Essential Information

MLS® #	A2237882
Price	\$895,000
Bathrooms	0.00
Acres	70.09
Year Built	1995
Type	Agri-Business
Sub-Type	Agriculture



Status Active

Community Information

Address 18142 Township Road 1044
Subdivision NONE
City Rural Mackenzie County
County Mackenzie County
Province Alberta
Postal Code T0H 2H0

Interior

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Additional Information

Date Listed July 7th, 2025
Days on Market 88
Zoning A1

Listing Details

Listing Office Grassroots Realty Group Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.