



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



Main Photo

### Property Description

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 — 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 — perfect for farming, or homesteading.

### REALTOR Referral





REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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