

# \$450,000 - 4081 Township Road 792, Rycroft

MLS® #A2199399

**\$450,000**

3 Bedroom, 1.00 Bathroom,  
Agri-Business on 160.00 Acres

NONE, Rycroft, Alberta

Very Private quarter section with newer 40X60 Shop/House located North East of Rycroft AB. Land has approx. 50 acres open in grass and the balance is treed with a large dugout. Yard site is tucked away in the trees away from the road and features some corrals and a watering bowl for your livestock. The shop was built in 2015 and has 1500 s/ft of living space with 3 bedrooms and a bathroom upstairs and open kitchen / living area on the main floor with another bathroom. Home and shop are heated with wood and water is currently on a cistern but is also plumbed in to the dugout. This would make the perfect start to your farm! and potential to parcel in 5+ more adjoining quarters! (Land has a conservation easement on title with Ducks Unlimited)



## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | A2199399      |
| Price      | \$450,000     |
| Bedrooms   | 3             |
| Bathrooms  | 1.00          |
| Full Baths | 1             |
| Acres      | 160.00        |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Status     | Active        |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 4081 Township Road 792        |
| Subdivision | NONE                          |
| City        | Rycroft                       |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H3A0                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 137             |
| Zoning         | AG              |

### **Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.