

# \$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	160
Zoning	AG

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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