

\$829,000 - Range Road 241, Rural Westlock County

MLS® #A2252165

\$829,000

0 Bedroom, 0.00 Bathroom,
Land on 160.00 Acres

NONE, Rural Westlock County, Alberta

Newly cultivated and ready for seeding – this 160-acre parcel offers an excellent opportunity to own productive farmland in a strong agricultural area. Worked and converted from pasture in the fall of 2025, the land is now ready for its first crop.

The property is already subdivided into two 80-acre titles, offering flexibility for building, resale, or multi-use operations. Approximately 145 acres are cultivated and level, with the remaining 15 acres treed, providing natural shelter and diversity. The land features Class 2 soil, well-suited for grain farming, cattle, or mixed operations, and is fully fenced for livestock if desired.

A dugout provides reliable water access, and sand reserves estimated at 30,000 cubic yards add extra long-term investment potential. Conveniently located near the communities of Legal and Vimy, this quarter combines easy access to amenities with a quiet rural setting.

Whether you're looking to expand your farm, build your dream homestead, or hold valuable land as an investment, this property presents a rare and versatile opportunity.

Legal Land Description: SW-36-58-24-W4

Essential Information



MLS® #	A2252165
Price	\$829,000
Bathrooms	0.00
Acres	160.00
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Range Road 241
Subdivision	NONE
City	Rural Westlock County
County	Westlock County
Province	Alberta
Postal Code	T0G 2J0

Additional Information

Date Listed	August 27th, 2025
Days on Market	63
Zoning	AG

Listing Details

Listing Office	Real Estate Centre
----------------	--------------------

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.