

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

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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 49  
Zoning A1

### Listing Details

Listing Office Grassroots Realty Group Ltd.

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