# \$1,300,000 - 12250 Township Road 1084, Rural Mackenzie County

MLS® #A2214442

#### \$1,300,000

0 Bedroom, 0.00 Bathroom, 1,863 sqft Agri-Business on 154.89 Acres

NONE, Rural Mackenzie County, Alberta

RIVERFRONT PROPERTY on 154.89 Acres â€" Just Minutes from Fort Vermilion

This rare riverfront property offers an exceptional lifestyle with 154.89 acres of land and private ownership right to the shores of the Peace River. Located only five minutes from Fort Vermilion, this beautifully maintained acreage combines comfort, space, and natural beauty. The 1,863 sq. ft. home features 3 bedrooms and 2 full bathrooms, including a spacious primary suite with a luxurious ensuite and relaxing jacuzzi tub. The main living areas are bright and welcoming, with a cozy wood stove in the family room and a warm, open kitchen and dining area perfect for everyday living and entertaining. The fully finished basement offers extra living space, a gas fireplace, storage, laundry, and utility rooms, all thoughtfully laid out for convenience. Outside, the property includes a 26' x 30' detached double garage, a storage shed, fenced pastures, and a security system. Whether you're looking to enjoy the peace and privacy of country living, raise animals, or simply take in the river views, this property is truly one-of-a-kind. Looking for just the acreage? the owner is willing to subdivide!







Built in 1993

#### **Essential Information**

MLS® # A2214442

Price \$1,300,000

Bathrooms 0.00

Square Footage 1,863

Acres 154.89

Year Built 1993

Type Agri-Business

Sub-Type Agriculture
Style 3 Level Split

Status Active

### **Community Information**

Address 12250 Township Road 1084

Subdivision NONE

City Rural Mackenzie County

County Mackenzie County

Province Alberta
Postal Code T0H 1N0

#### **Amenities**

Parking Double Garage Detached

# of Garages 2

#### Interior

Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features Fire Pit, Garden

Roof Asphalt Shingle

Construction Vinyl Siding

#### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 186 Zoning A

## **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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