

# \$439,000 - 130080 Hwy 43, Demmitt

MLS® #A2220669

**\$439,000**

2 Bedroom, 1.00 Bathroom,  
Agri-Business on 159.00 Acres

NONE, Demmitt, Alberta

Welcome to your dream country escape! Nestled in the peaceful and picturesque Demmitt area, this expansive 159-acre property offers the perfect blend of rural charm and practical features for hobby farmers, outdoor enthusiasts, and anyone seeking privacy with potential.

The property includes a separately titled 10-acre parcel featuring a cozy 1,375 sq. ft. bungalow, all on one level, with 2 bedrooms and 1 bathroom. This older country home offers a solid base for renovation or could serve as a charming guest residence or rental unit.

Key features include:

30' x 48' insulated shop, ideal for storage, mechanical work, or a home-based business  
Numerous outbuildings for livestock, storage, or hobby use

Approx. 20 acres of productive hay land

Annual surface lease revenue of \$3,650

Proximity to crown land, offering exceptional hunting opportunities and outdoor recreation

Quiet and private rural location, yet conveniently located just 15 minutes to Hythe, AB, 56 minutes to Grande Prairie, and 36 minutes to Dawson Creek, BC

Whether you're looking to start a small farm, enjoy hunting and recreation on your own land, or simply settle into a peaceful country lifestyle with additional income potential, this property is a rare find with incredible value. Don't miss this opportunity to own a versatile country acreage with so much to offer. Contact



us today to schedule your private viewing!

### Essential Information

MLS® #	A2220669
Price	\$439,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Acres	159.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	130080 Hwy 43
Subdivision	NONE
City	Demmitt
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 1C0

### Interior

Appliances	Electric Stove, Refrigerator, Washer/Dryer
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### Additional Information

Date Listed	May 13th, 2025
Days on Market	1
Zoning	Ag

### Listing Details

Listing Office	RE/MAX Grande Prairie
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