

\$300,000 - Se-17-80-11-w6 114 Range, Rural Saddle Hills County

MLS® #A2250985

\$300,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 160.00 Acres

NONE, Rural Saddle Hills County, Alberta

Cabin. Coop. Quarter Section. Everything You Need to Get Off the Grid—or Expand Your Operation! ~ 56 Acres to Farm. 124 Acres to Hunt. One Serious Opportunity in WMU 359. A rare and versatile opportunity in Northern Alberta—™s big game country. The perfect blend of rustic retreat and productive rural land in Alberta—™s wild north. This SE quarter-section offers 160 acres with a functional mix of hay fields and natural bush, ideal for farming, off-grid living, or an epic hunting base—™right in WMU 359, known for moose, elk, whitetail, and bear. Set just off Range Rd 114, the land includes a cozy cabin outfitted with a wood stove, several outbuildings, an outhouse, chicken coop, and a dugout. It's a back-to-basics setup for someone who wants peace, privacy, and potential. Bonus: municipal water lines run through the section, offering future utility connection possibilities. Whether you—™re planting, prepping, or posting up for the season—™this land is ready to work for you. Easy access and no building restrictions make it perfect for long-term landholders or lifestyle buyers. Need more land? The NE quarter directly to the north is also available under a separate listing. Buy both and secure a rare 320-acre block of mixed-use Northern Alberta land with even more farming, privacy, and hunting capability.



Essential Information

MLS® #	A2250985
Price	\$300,000
Bathrooms	0.00
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	Se-17-80-11-w6 114 Range
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

Additional Information

Date Listed	August 22nd, 2025
Days on Market	2
Zoning	AG

Listing Details

Listing Office	eXp Realty
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