

# \$799,000 - 80526 Range Road 124, Rural Saddle Hills County

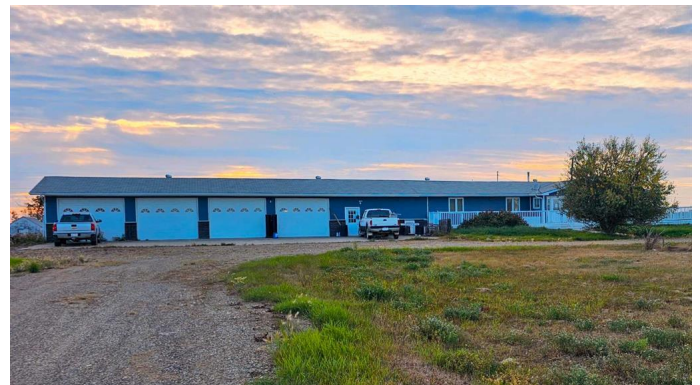
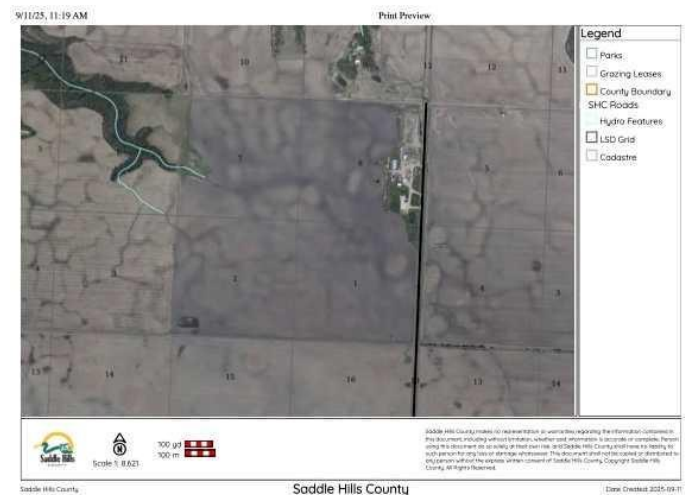
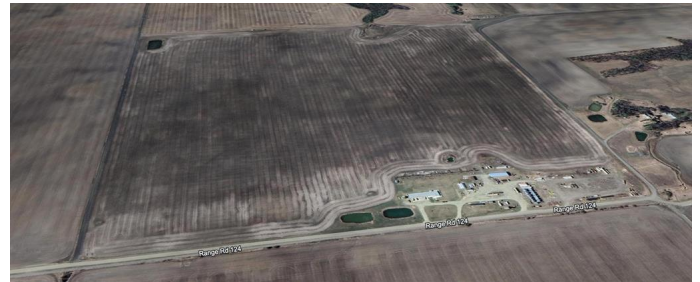
MLS® #A2256263

**\$799,000**

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

NONE, Rural Saddle Hills County, Alberta

Best of both worlds to combine home and work life! Quarter section (160 acres) with 150 acres in farmland and the balance a residence area. Four-car-garage fully developed home plus a second residence: an updated mobile home! 40' X 100' Quonset for storage plus a heated 40' X 42' workshop for projects. Various outbuildings. Crops of canola, hay, alfalfa in recent years. Large ranch style main house with attached four car in-floor heated garage connected by spacious boot room/storage area. Dugout draws water to the home and in the garage is a cistern if you prefer to haul in water. Recently fully renovated basement effectively makes the approximately 1,400 square foot home feel new again. Enter the big boot room and step left to that long garage or hang a right into the home, via steps or ramp. Main floor is modern and just requires a few touch ups. An addition adds a second large dining space to the main floor, or option to modify the large layout for a variety of uses. Two bedrooms plus a utility room could be third bedroom. Downstairs, two bedrooms plus an office with an egress window that opens to the garage. Mobile home has been renovated with a large addition and just needs some minor work. This is an estate sale so please accept the property, inside and out, as is where is. GST may apply.



## Essential Information

MLS® #	A2256263
Price	\$799,000
Bathrooms	0.00
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

## Community Information

Address	80526 Range Road 124
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H0K0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Concrete Driveway, Heated Garage, Quad or More Attached
# of Garages	4

## Interior

Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Lot Description	Farm, Front Yard, Lawn
Roof	Asphalt Shingle

## Additional Information

Date Listed	September 13th, 2025
Days on Market	1
Zoning	A

## Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.