

# \$198,000 - 1043, 6 Ave, Empress

MLS® #A2196941

**\$198,000**

2 Bedroom, 1.00 Bathroom, 500 sqft

Residential on 10.00 Acres

NONE, Empress, Alberta

Discover the charm of sustainable rural living with this 10-acre mini farm, just south of Empress, Alberta. Once a beloved petting zoo, this unique property offers endless possibilities for those looking to embrace homesteading, small-scale farming, or a peaceful retreat in the heart of Alberta's prairie landscape. With a 1979 mobile home and a 500 sq. ft. bunkhouse, both serviced with electricity, gas, and village water, this property provides the foundation to create your own self-sufficient haven. The septic system is in place for both homes but may require some maintenance as the property has been vacant for a few years.

The farm is well-equipped with multiple outbuildings, including a 44x53 framed barn on a cement foundation, originally heated with gas (currently disconnected), as well as a 12x44 barn workspace addition, perfect for agricultural projects or storage. A 16x28 garage with a cement floor offers secure parking or workshop space, while a 14x12 tin-roof storage shed adds even more flexibility. The 120x180 arena is an incredible asset for horse enthusiasts, livestock operations, or potential outdoor recreation.

Empress is a hidden gem, known for its welcoming community, peaceful surroundings, and small-town charm. This property offers the space and potential to develop a fully sustainable lifestyle, with room for gardening, raising animals, and creative projects. The



village itself provides essential amenities, including a gift shop, hairdresser, local diner, gas station, and mechanic. The area also offers recreational opportunities, with a driving range, basketball and tennis courts, and regular visits from a local Hutterite Colony selling fresh produce and homemade goods. For additional services, Oyen is just a 40-minute drive away, offering a hospital and high school, while Acadia Valley provides K-9 schooling.

With a little elbow grease and vision, this mini farm has the potential to become a charming rural retreat, hobby farm, or sustainable homestead. Whether you're looking to escape the hustle and bustle of city life or establish a self-sufficient lifestyle, this property is ready for your ideas. Don't miss this incredible opportunity to bring new life to a once-thriving farmstead in the beautiful prairie landscape of Empress, Alberta.

Built in 1965

**Essential Information**

MLS® #	A2196941
Price	\$198,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	500
Acres	10.00
Year Built	1965
Type	Residential

Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	1043, 6 Ave
Subdivision	NONE
City	Empress
County	Special Area 2
Province	Alberta
Postal Code	T0J 1E0

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Farm, Treed
Roof	Asphalt
Construction	Stucco
Foundation	Block

### Additional Information

Date Listed	February 24th, 2025
Days on Market	57
Zoning	Ag

### Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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