

# \$450,000 - 4081 Township Road 792, Rycroft

MLS® #A2199399

**\$450,000**

3 Bedroom, 1.00 Bathroom,  
Agri-Business on 160.00 Acres

NONE, Rycroft, Alberta

Very Private quarter section with newer 40X60 Shop/House located North East of Rycroft AB. Land has approx. 50 acres open in grass and the balance is treed with a large dugout. Yard site is tucked away in the trees away from the road and features some corrals and a watering bowl for your livestock. The shop was built in 2015 and has 1500 s/ft of living space with 3 bedrooms and a bathroom upstairs and open kitchen / living area on the main floor with another bathroom. Home and shop are heated with wood and water is currently on a cistern but is also plumbed in to the dugout. This would make the perfect start to your farm! and potential to parcel in 5+ more adjoining quarters! (Land has a conservation easement on title with Ducks Unlimited)



## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | A2199399      |
| Price      | \$450,000     |
| Bedrooms   | 3             |
| Bathrooms  | 1.00          |
| Full Baths | 1             |
| Acres      | 160.00        |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Status     | Active        |

## Community Information



|             |                               |
|-------------|-------------------------------|
| Address     | 4081 Township Road 792        |
| Subdivision | NONE                          |
| City        | Rycroft                       |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H3A0                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 48              |
| Zoning         | AG              |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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