

# **\$999,000 - 10054 Range Rd 142, Rural Warner No. 5, County of**

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MLS® #A2185996

**\$999,000**

3 Bedroom, 3.00 Bathroom, 1,929 sqft  
Residential on 79.50 Acres

NONE, Rural Warner No. 5, County of, Alberta

Listed well below appraised value! Nestled in a picturesque area with the Sweetgrass Hills as a stunning backdrop, this 79.5-acre property offers a unique blend of rustic charm and modern convenience. Just 25 minutes from the many amenities in Milk River and just over a hour away from Lethbridge, this property boasts a well-maintained house, originally built in 1962 and thoughtfully updated in 1997 with new wiring and plumbing. The home features durable shingles installed in 2017. The expansive land includes 72 farmable acres, with 58 acres of hay sown two years ago and 14 acres sown four years ago. The hay provides a potential source of revenue, making this property not only beautiful but also practical. The property also benefits from being part of the local water co-op, ensuring reliable water access for agricultural and domestic needs.

Additional structures include a spacious 50x31 shop built in 1997, complete with sewer and water access, a 20x14 overhead door, and a heater installed four years ago. Attached to the shop is a 50x24 cold storage area, as well as a large 52x37 barn, perfect for housing equipment or livestock. Horse enthusiasts will find plenty of space and resources to accommodate equine activities. Located near the beautiful and culturally significant Writing-on-Stone Provincial Park, this is a rare opportunity to own a versatile and productive



piece of land in a breathtaking location.

Built in 1962

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2185996                         |
| Price          | \$999,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,929                            |
| Acres          | 79.50                            |
| Year Built     | 1962                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 10054 Range Rd 142            |
| Subdivision | NONE                          |
| City        | Rural Warner No. 5, County of |
| County      | Warner No. 5, County of       |
| Province    | Alberta                       |
| Postal Code | T0K 0N0                       |

### Amenities

|              |                                                                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected, Water Connected                                                                                                 |
| Parking      | Driveway, RV Access/Parking, 220 Volt Wiring, Additional Parking, Asphalt, Heated Garage, Off Street, Parking Pad, Triple Garage Detached, Workshop in Garage |
| # of Garages | 6                                                                                                                                                             |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Open Floorplan                |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Stove(s) |
| Heating           | Boiler, Hot Water                                                   |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |

|                 |                   |
|-----------------|-------------------|
| # of Fireplaces | 2                 |
| Fireplaces      | Gas, Wood Burning |
| Has Basement    | Yes               |
| Basement        | Finished, Partial |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Other, Private Entrance                                   |
| Lot Description   | Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Concrete, Stucco, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 7th, 2025 |
| Days on Market | 239               |
| Zoning         | AG                |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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