

\$849,000 - 11038 Twp Rd 652, Rural Lesser Slave River M.D.

MLS® #E4451158

\$849,000

3 Bedroom, 1.00 Bathroom, 1,200 sqft
Rural on 320.00 Acres

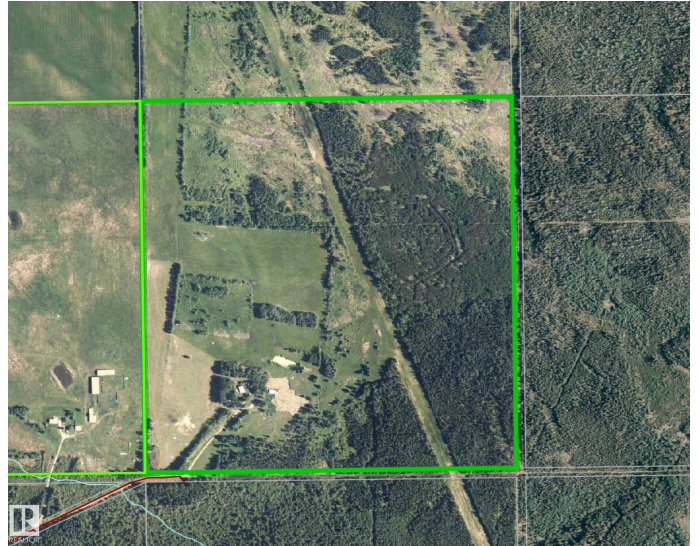
None, Rural Lesser Slave River M.D., AB

320 acre farm NE of Fawcett. Private atmosphere & location w/ tree sheltered yard site featuring 3 bedroom raised Bungalow home, 30'x40' High wall insulated work shop, barn & additional support buildings. High volume & deep livestock dugout. Fenced & cross fenced pastures w/ plentiful grass supply capable of cropland capacity. Large areas of currently undeveloped naturally treed pastures available for cleared development into cropland capacity as well. \$1700/ year Surface Lease Revenue. This is a property w/ extended opportunity for upgrade-able agricultural potential whether it be for your grain farm expansion or livestock operation the options are there especially with increasing province wide farm land values.

Built in 1985

Essential Information

MLS® #	E4451158
Price	\$849,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,200
Acres	320.00



Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11038 Twp Rd 652
Area	Rural Lesser Slave River M.D.
Subdivision	None
City	Rural Lesser Slave River M.D.
County	ALBERTA
Province	AB
Postal Code	T0G 0Y0

Amenities

Features	See Remarks
----------	-------------

Interior

Heating	See Remarks, Electric
Stories	1
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, See Remarks
Construction	Wood
Foundation	See Remarks

Additional Information

Date Listed	August 2nd, 2025
Days on Market	35
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 6th, 2025 at 12:02pm MDT