

# \$615,000 - 695010 Range Road 114, Elmworth

MLS® #A2222779

**\$615,000**

4 Bedroom, 2.00 Bathroom, 1,800 sqft

Residential on 160.00 Acres

NONE, Elmworth, Alberta

160-Acre Farmstead with Income Potential - Nestled in the peaceful countryside of Elmworth, this well-maintained 160±-acre farmstead offers a rare blend of rural charm and income potential. The property features a spacious 1,800 sq ft two-story farmhouse with a 1983 addition, boasting a durable metal roof, concrete foundation, and modern comforts including a bright kitchen, four bedrooms, two bathrooms, and a cozy wood stove. Outdoor living is enhanced by a wrap-around deck, perfect for enjoying the scenic views. The homestead includes practical amenities like a drilled well, septic lagoon, and owned propane tanks (no rental fees). A functional 33'x60' quonset with power, 220V plug, and concrete floor provides excellent storage or workshop space and natural gas hook up. With \$8,000/year in surface lease revenue from two active well sites, mature landscaping with ornamental trees, and versatile land suitable for farming or recreation, this property is an ideal choice for investors, homesteaders, or those seeking a serene country lifestyle. Don't miss this unique opportunity to own a beautiful countryside property with built-in income potential.



## Essential Information

MLS® # A2222779

Price \$615,000

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,800
Acres	160.00
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	695010 Range Road 114
Subdivision	NONE
City	Elmworth
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 1J0

### Amenities

Parking	None
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### Interior

Interior Features	Laminate Counters, See Remarks
Appliances	See Remarks
Heating	Forced Air, Propane, Wood Stove
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Many Trees, Treed, Farm
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	May 20th, 2025
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Days on Market        8  
Zoning                   AG

**Listing Details**

Listing Office            All Peace Realty Ltd.

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