\$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 Active

Status

Community Information

Address 11038 Twp Rd 652

Rural Lesser Slave River M.D. Area

Subdivision None

Rural Lesser Slave River M.D. City

County **ALBERTA**

Province AB

Postal Code T0G 0Y0

Amenities

Features See Remarks

Interior

Heating See Remarks, Electric

Stories

Has Basement Yes

Partial, Partially Finished Basement

Exterior

Exterior Wood

Exterior Features Cross Fenced, Fenced, See Remarks

Construction Wood

See Remarks Foundation

Additional Information

Date Listed August 2nd, 2025

Days on Market 77

Zoning Zone 60

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Listing information last updated on October 18th, 2025 at 3:47pm MDT