



#144, 363 Sioux Road
Sherwood Park, Alberta T8A 4W7
Ph. (780) 449-5622
Fax. (780) 449-7221

Farm and 2 yard sites in Minburn County

Legal Address: W4-14-51-10-SW

Location: 51115 Range Road 143 and 51105 and Range Road 143 County of Minburn NO. 27

County: Minburn NO. 27

Nearest Town: Vegreville

Size: 158.97 acres

Taxes (2025): \$2,681.78

Land Use: Agriculture

Land Features:

- 100 acres of cultivated land
- Number 2 soil
- 35 acres in hay and pasture which can be cultivated
- Possible Commercial use in the large shop



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Yard 1 Features

- 1990 built 1507.08 sq ft Bungalow
- Attached double bay garage with Gordon Ray system heating
- Main floor has 2 bedrooms and 1 and half bath rooms
- Finished basement with 2 bedrooms and full bathroom
- Natural gas stove (instant heat)
- New dishwasher
- New microwave
- House has complete water system for purification installed by the water clinic
- Air conditioning
- Central vacuum system in house and garage
- Wood fireplaces on main floor and basement (energy efficient, door fan and thermostat)
- Jacuzzis in main floor bathroom and basement bathroom
- Main Floor Laundry
- 50' by 140' shop half heated and half cold storage
- 2 Wells
- 220 Volt Power
- Gas
- Septic and areal drainage

Virtual tour and feature sheet with interior pictures can be found at hillrealty.ca

Yard 2 Features

- 2nd house 950 sq ft older bungalow
- Has a tenant
- Well
- Power
- Gas
- Septic and ariel discharge

Price: \$2,300,000.00 GST May Apply

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

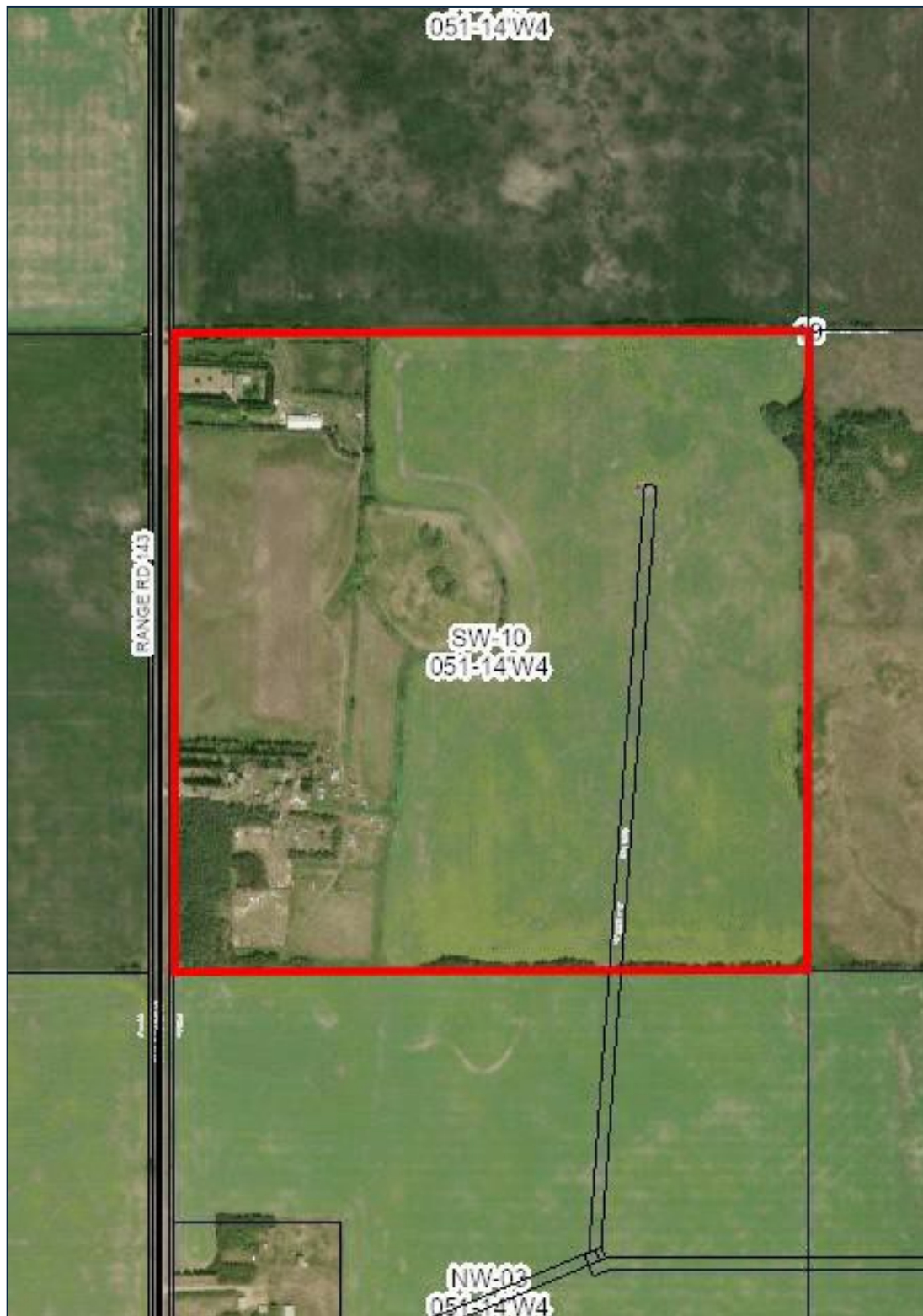








SW 10-51-14-W4



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CLI Soil Map - Class 2

