

# \$1,300,000 - 12250 Township Road 1084, Rural Mackenzie County

---

MLS® #A2214442

**\$1,300,000**

0 Bedroom, 0.00 Bathroom, 1,863 sqft  
Agri-Business on 154.89 Acres

NONE, Rural Mackenzie County, Alberta

RIVERFRONT PROPERTY on 154.89 Acres  
â€œ Just Minutes from Fort Vermilion

This rare riverfront property offers an exceptional lifestyle with 154.89 acres of land and private ownership right to the shores of the Peace River. Located only five minutes from Fort Vermilion, this beautifully maintained acreage combines comfort, space, and natural beauty. The 1,863 sq. ft. home features 3 bedrooms and 2 full bathrooms, including a spacious primary suite with a luxurious ensuite and relaxing jacuzzi tub. The main living areas are bright and welcoming, with a cozy wood stove in the family room and a warm, open kitchen and dining area perfect for everyday living and entertaining. The fully finished basement offers extra living space, a gas fireplace, storage, laundry, and utility rooms, all thoughtfully laid out for convenience. Outside, the property includes a 26' x 30' detached double garage, a storage shed, fenced pastures, and a security system. Whether you're looking to enjoy the peace and privacy of country living, raise animals, or simply take in the river views, this property is truly one-of-a-kind. Looking for just the acreage? the owner is willing to subdivide!

Built in 1993

## Essential Information



MLS® #	A2214442
Price	\$1,300,000
Bathrooms	0.00
Square Footage	1,863
Acres	154.89
Year Built	1993
Type	Agri-Business
Sub-Type	Agriculture
Style	3 Level Split
Status	Active

### **Community Information**

Address	12250 Township Road 1084
Subdivision	NONE
City	Rural Mackenzie County
County	Mackenzie County
Province	Alberta
Postal Code	T0H 1N0

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Fire Pit, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	114
Zoning	A

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.