

\$479,369 - Twp Rd 524 Rr 32, Marwayne

MLS® #A2250783

\$479,369

0 Bedroom, 0.00 Bathroom,
Land on 142.56 Acres

NONE, Marwayne, Alberta

?? 142 Acres â€œ Just 2 Miles West of
Marwayne, AB ??

This fantastic quarter section offers a great mix of hay land, pasture, and natural beauty, making it an excellent opportunity for ranchers, farmers, or outdoor enthusiasts. The property features a creek that has 3 natural streams feeding it, corrals, and approximately 40 acres of newly seeded pasture/hay land, ideal for expanding your grazing or feed base.

Whether youâ€™re a small rancher looking for the perfect setup or part of a larger operation in need of a designated breeding pasture, this property has the versatility to suit your needs. The surrounding area is renowned for its exceptional hunting, adding even more value to this quarter.

With multiple potential building sites, you also have the option to create your dream country home while enjoying the peace, and productivity of the land.

?? Only 2 miles west of Marwayne, this property provides the perfect balance of rural living with easy access to town.



Essential Information

MLS® #	A2250783
Price	\$479,369

Bathrooms	0.00
Acres	142.56
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Twp Rd 524 Rr 32
Subdivision	NONE
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Ag

Listing Details

Listing Office	CENTURY 21 DRIVE
----------------	------------------

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.