

\$300,000 - Se-17-80-11-w6 114 Range, Rural Saddle Hills County

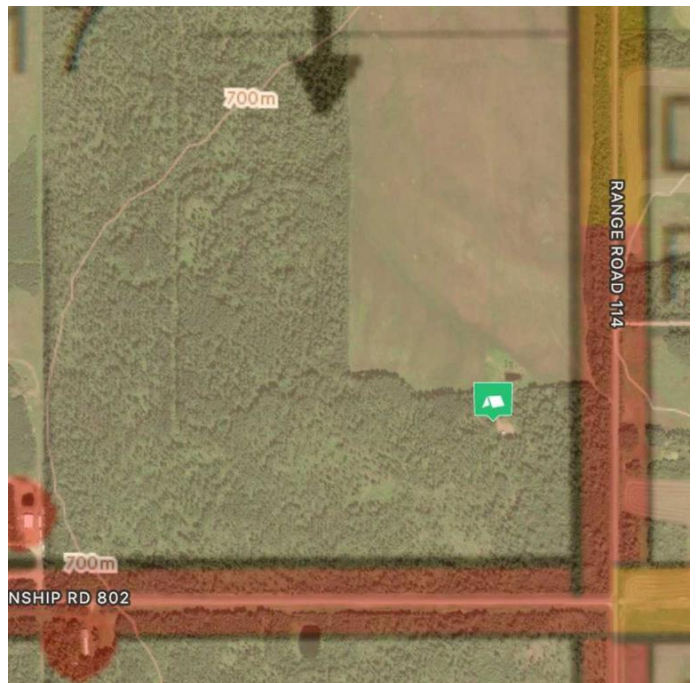
MLS® #A2250985

\$300,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 160.00 Acres

NONE, Rural Saddle Hills County, Alberta

Cabin. Coop. Quarter Section. Everything You Need to Get Off the Grid—or Expand Your Operation! ~ 56 Acres to Farm. 124 Acres to Hunt. One Serious Opportunity in WMU 359. A rare and versatile opportunity in Northern Alberta—™s big game country. The perfect blend of rustic retreat and productive rural land in Alberta—™s wild north. This SE quarter-section offers 160 acres with a functional mix of hay fields and natural bush, ideal for farming, off-grid living, or an epic hunting base—™right in WMU 359, known for moose, elk, whitetail, and bear. Set just off Range Rd 114, the land includes a cozy cabin outfitted with a wood stove, several outbuildings, an outhouse, chicken coop, and a dugout. It's a back-to-basics setup for someone who wants peace, privacy, and potential. Bonus: municipal water lines run through the section, offering future utility connection possibilities. Whether you—™re planting, prepping, or posting up for the season—™this land is ready to work for you. Easy access and no building restrictions make it perfect for long-term landholders or lifestyle buyers. Need more land? The NE quarter directly to the north is also available under a separate listing. Buy both and secure a rare 320-acre block of mixed-use Northern Alberta land with even more farming, privacy, and hunting capability.



Essential Information

MLS® #	A2250985
Price	\$300,000
Bathrooms	0.00
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	Se-17-80-11-w6 114 Range
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

Additional Information

Date Listed	August 22nd, 2025
Days on Market	2
Zoning	AG

Listing Details

Listing Office	eXp Realty
----------------	------------

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.