

# \$2,000,000 - Se 26-22-1 Ne 26-22-1, Empress

MLS® #A2178749

**\$2,000,000**

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

NONE, Empress, Alberta

This unique property provides unbelievable recreational opportunities. A sweeping view and access to the South Saskatchewan River-about 2 miles of riverfront. Private boat launching dock. Fishing and wildlife include: walleye, sauger, northern pike, lake sturgeon, goldeye, mooneye, deer, moose, bobcat, fox, grouse, beaver, duck, geese, large variety of water birds, golden and bald eagles, osprey, Asparagus, saskatoons, cactus berries, chokecherries and crab apples

## PROPERTY DESCRIPTION

300 Acres M/L Deeded, includes 50 acres M/L cultivated

189 Acres M/L Grazing Lease

Water supply - 1 spring 30lbs pressure (main yard)

3 additional springs on deeded land and 1 on lease

3 and 4 wire perimeter fence

Electric fence separates deeded and lease

## HOUSE

Approx. 3450 sq. ft. hillside ranch style bungalow (renovated 2002)

Some furnishings and patio furniture may be included

Built in 1981

4 bedrooms

Master bedroom features a built in makeup table

Kitchen

Fridge, stove, built in dishwasher, built in garbage compactor, built in kitchen table, inset lighting under kitchen counters, built in desk



living room, office, rumpus room (skylights and wood burning double sided fireplace, heated floor), meeting room, laundry room with a built in hamper/work table, walk in cold room (built into hillside)

3 three piece bathrooms

1 jacuzzi tub

1 shower

1 steam shower (master)

Utility Room

furnace/hot water/water system

2 furnaces (with air conditioning, new 2018)

Natural gas hot water tank also installed 2018

Water softener and reverse osmosis

Front and rear foyer

Built in front entry credenza, large yard

concrete patio overlooking the South

Saskatchewan River, covered patio

2 Sided wood burning fireplace

Separate hot water tank for tub and shower

Steel roof with partial cedar shakes

Vinyl siding exterior

Wood frame

Slab on grade (1-level)

Underground sprinklers/yard irrigation from

South Saskatchewan River

GARAGES

Attached triple car garage with 2 auto and 1

RV door (2 car door openers)

Floor heat (Boiler)

Single garage-manual door

SHOP

40'x40' shop built mid 1980s

Steel frame, metal clad

Concrete floor, small dirt floor partition

Power/welding plug

BARN 64'x68'

Build in mid 1990s

Wood frame, steel clad, steel roof

2 large doors, 1 smaller rolling door

GRANARY

Steel granary - 2350 bu (clean)

NOTES

Empress area airport has paved runway and approach lights vacant hangar

Oyen has hospital, grocery store, gas station, school (basically full amenities)

South Saskatchewan is a comparatively predictable river with gravel sand bars and a rock bottom.

Private campsite with electricity and gray water facility at rivers edge

Owner uses a 16.5â€™™ Firefish jet boat for fishing/tubing/recreation on the river: it will NOT BE INCLUDED in the sale of the property. It has been a great asset for the owner and showcases the recreational potential of the property.

Ideal for Air B&B

Acquisition of additional lease land may be possible, contact lister. Flexible but preferred 2025 possession

Built in 1981

## Essential Information

MLS® #	A2178749
Price	\$2,000,000
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

## Community Information

Address	Se 26-22-1 Ne 26-22-1
Subdivision	NONE
City	Empress
County	Special Area 2
Province	Alberta
Postal Code	T0J1E0

**Amenities**

Parking	Triple Garage Attached
# of Garages	2
Waterfront	River Front

**Interior**

Interior Features	Built-in Features
Appliances	Dishwasher, Electric Stove, Refrigerator, Trash Compactor
Heating	Natural Gas, Central
Cooling	Central Air

**Exterior**

Exterior Features	Dock, BBQ gas line, Rain Gutters, RV Hookup
Roof	Metal, Cedar Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Slab

**Additional Information**

Date Listed	November 15th, 2024
Days on Market	157
Zoning	Agriculture

**Listing Details**

Listing Office	PERLICH REAL ESTATE LTD.
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