

# \$1,390,000 - 61034 Twp Road 18-5, Warner

MLS® #A2194472

**\$1,390,000**

6 Bedroom, 4.00 Bathroom, 2,571 sqft

Agri-Business on 160.00 Acres

NONE, Warner, Alberta

This 160-acre working farm is the perfect opportunity for farmers or ranchers looking to expand or start their agricultural journey. Less than 30 minutes south of Lethbridge, the property features a 6-bedroom, 4-bathroom, comfortable and spacious home that provides plenty of room for your family or farm staff. A large 40x60 heated shop, livestock facilities, and multiple outbuildings, making it a fully functional farm. The property is primarily seeded and offers ample space for grazing or crop production. With excellent water resources including a creek running through the property that fills a dugout and provides water to a 6,000-gallon cistern. These sources ensure an ample supply of water. The property comes with an emergency back-up generator and an auto transfer switch, ensuring your operations continue without interruption, even during power outages, with the ability to run the whole yard on emergency power; this is a property designed for efficiency and long-term sustainability. The combination of water sources, livestock-ready infrastructure, and reliable power systems makes this property a sustainable and efficient working ranch. Enjoy the peacefulness of rural living while being less than 30 minutes from Lethbridge, giving you quick access to city amenities. This is a rare opportunity to own a well-equipped, fully functional farm property with everything a modern rancher could need. From the spacious home to the livestock facilities and reliable water systems, this



property is ready for you to move in and start working.

Built in 1999

**Essential Information**

MLS® #	A2194472
Price	\$1,390,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,571
Acres	160.00
Year Built	1999
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

**Community Information**

Address	61034 Twp Road 18-5
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 1P0

**Amenities**

Waterfront	Creek
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**Interior**

Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

**Exterior**

Lot Description	Creek/River/Stream/Pond, Farm, Pasture, Views
Roof	Asphalt Shingle
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	56
Zoning	Agriculture

### **Listing Details**

Listing Office	Grassroots Realty Group
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