

# \$3,849,000 - 272007 Twp Rd 452, Rural Wetaskiwin No. 10, County of

MLS® #A2197351

**\$3,849,000**

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

NONE, Rural Wetaskiwin No. 10, County of,  
Alberta

Thriving Tree Nursery and Christmas Tree Farm – A Turnkey Business Opportunity! Located on 160 acres, Fir Ever Green Tree Farm is a well-established and thriving operation that offers both Christmas trees in the winter and landscaping trees throughout the spring, summer, and fall. This exceptional property includes a charming 4-bedroom bungalow home, two shops, a greenhouse, and a cozy log home, making it the perfect setting for a family-owned business with immense growth potential.

Key Features:

• 160 Acres of prime land for tree cultivation and expansion

• Turnkey Business with all necessary equipment included

• Christmas Trees up to 11 feet can be sold as u-cut or wholesale during the Christmas season.

• Landscaping Trees of all sizes from seedlings to 15-foot trees for sale in spring, summer, and fall

• Diverse Inventory of landscaping trees can be sold as seedlings, in pots, in burlap(B+B), in wire baskets/burlap or moved with tree spade.

• Two Shops for storage, equipment, and operations and renovated antique shed.

• Greenhouse for seedlings, propagation or market gardening.



• 4-Bedroom Bungalow with ample space for family living.

• Log Home for additional living or rental space.

Why Choose Fir Ever Green Tree Farm?

• Established Reputation: After over three decades of hard work and dedication, this farm is well-known in the local community and has a loyal customer base for both Christmas trees and landscaping trees.

• Year-Round Income: With Christmas tree sales in winter and landscaping tree sales in warmer months, this operation provides a steady income stream almost all year round.

• Ready to Operate: This is a truly turnkey opportunity – the farm is ready to go from day one, with all equipment and infrastructure in place for immediate operation.

Starting a business like this in Alberta would take years of effort, but with this farm, you're stepping into a fully operational, successful business with endless potential. This family-owned and operated farm is the perfect opportunity for someone looking to step into a rewarding and established business.

There is a possibility to work off the farm through the slower winter months from January till March.

More information available upon request.

Don't miss out on this unique chance to own and operate a well-established tree farm with tremendous growth potential.

## Essential Information

MLS® #	A2197351
Price	\$3,849,000
Bathrooms	0.00
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture

Status Active

### **Community Information**

Address 272007 Twp Rd 452  
Subdivision NONE  
City Rural Wetaskiwin No. 10, County of  
County Wetaskiwin No. 10, County of  
Province Alberta  
Postal Code T0C 1H0

### **Additional Information**

Date Listed February 26th, 2025  
Days on Market 50  
Zoning AG

### **Listing Details**

Listing Office Real Estate Centre - Coaldale

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.