

# \$930,000 - 534059 Range Road 34, Dewberry

MLS® #A2233737

**\$930,000**

4 Bedroom, 2.00 Bathroom, 1,228 sqft

Agri-Business on 160.00 Acres

NONE, Dewberry, Alberta

Brand New Home (4 bedroom and 2 baths) with option of main floor laundry, large new eastside deck, plus attached single garage and covered westside patio or Carport. Yard site includes 2 Barns, and a handy Shop with large doors and lean-to. Plenty to offer on this Full 160ac Qtr. Section. Move-in ready property comes at an affordable price. Beautiful yard with mature trees along the long laneway. Entire Qtr is in pasture with stockpiled grass, fully fenced and cross-fenced. Approx. 90 acres deemed to be #3 Soil is currently in tame hay, plus roughly 50acres of native pasture. Balance of Qtr is the large yard and some wetland mainly in the NE corner of the property. Farm has 2 water wells, natural gas, power and an upgraded septic pump-out. Bring your horses, dog and livestock. Two excellent schools & towns with services nearby. Also only ~35min to the City of Lloydminster. Peaceful area to live-in, work and play. Rare Opportunity, not expected to last very long, call today for more details!



Built in 2024

## Essential Information

MLS® #	A2233737
Price	\$930,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,228
Acres	160.00
Year Built	2024
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### Community Information

Address	534059 Range Road 34
Subdivision	NONE
City	Dewberry
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 1G0

### Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking	Single Garage Attached, Carport
# of Garages	1

### Interior

Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	12
Zoning	A- Agricultural

### Listing Details

Listing Office	Real Estate Centre - Vermilion
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