

\$860,000 - Nw 4-43-4-w4, Rural Camrose County

MLS® #A2255121

\$860,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 156.01 Acres

NONE, Rural Camrose County, Alberta

An exceptional opportunity to acquire a 156± acre legacy land holding in Camrose County, combining productive farmland with scenic natural beauty. Approximately 36 acres are under cultivation, while the remainder features mature woodlands, natural wetlands, and open pasture that create a diverse and visually striking landscape. The mix of fertile soils and natural habitat supports both agricultural use and recreational enjoyment, with abundant wildlife adding to the property's appeal. A habitat retention agreement is in place until 2027, generating additional income and offering stewardship flexibility with options for renewal or cancellation. An adjacent full section is also available, providing buyers with the rare chance to assemble a significant landholding of exceptional scale and versatility in this highly desirable corridor. Together, the parcels present an attractive balance of cultivated farmland, habitat conservation, and revenue potential—ideal for farming operations, recreation, investment, or a private rural retreat. Conveniently located just minutes north of Donalda, 53 km southeast of Camrose, and 130 km southeast of Edmonton, this quarter section represents a rare opportunity to secure quality land in one of Alberta's most sought-after agricultural corridors.



Essential Information

MLS® #	A2255121
Price	\$860,000
Bathrooms	0.00
Acres	156.01
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	Nw 4-43-4-w4
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1H0

Additional Information

Date Listed	September 8th, 2025
Days on Market	8
Zoning	A

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

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.