

# \$439,000 - 130080 Hwy 43, Demmitt

MLS® #A2220698

## \$439,000

2 Bedroom, 1.00 Bathroom, 1,375 sqft

Residential on 159.00 Acres

NONE, Demmitt, Alberta

Welcome to your dream country escape! Nestled in the peaceful and picturesque Demmitt area, this expansive 159-acre property offers the perfect blend of rural charm and practical features for hobby farmers, outdoor enthusiasts, and anyone seeking privacy with potential.

The property includes a separately titled 10-acre parcel featuring a cozy 1,375 sq. ft. bungalow, all on one level, with 2 bedrooms and 1 bathroom. This older country home offers a solid base for renovation or could serve as a charming guest residence or rental unit.

Key features include:

30' x 48' insulated shop, ideal for storage, mechanical work, or a home-based business  
Numerous outbuildings for livestock, storage, or hobby use

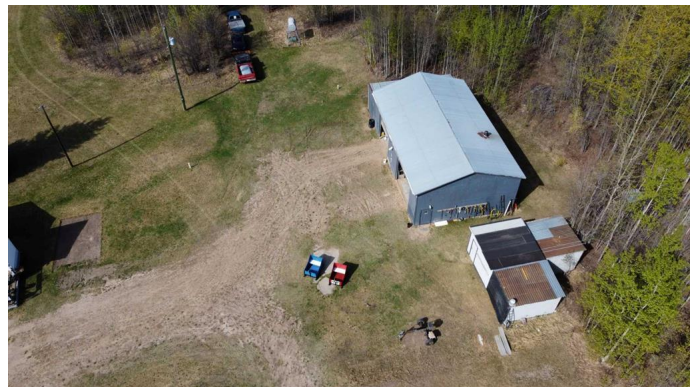
Approx. 20 acres of productive hay land

Annual surface lease revenue of \$3,650

Proximity to crown land, offering exceptional hunting opportunities and outdoor recreation

Quiet and private rural location, yet conveniently located just 15 minutes to Hythe, AB, 56 minutes to Grande Prairie, and 36 minutes to Dawson Creek, BC

Whether you're looking to start a small farm, enjoy hunting and recreation on your own land, or simply settle into a peaceful country lifestyle with additional income potential, this property is a rare find with incredible value. Don't miss this opportunity to own a versatile country acreage with so much to offer. Contact



us today to schedule your private viewing!

Built in 1936

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2220698                         |
| Price          | \$439,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,375                            |
| Acres          | 159.00                           |
| Year Built     | 1936                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 130080 Hwy 43                   |
| Subdivision | NONE                            |
| City        | Demmitt                         |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 1C0                         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 100                    |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | See Remarks                                   |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer   |
| Heating           | Fireplace(s), Forced Air, Propane, Wood Stove |
| Cooling           | None                                          |
| Fireplace         | Yes                                           |
| # of Fireplaces   | 2                                             |

|            |                                  |
|------------|----------------------------------|
| Fireplaces | Wood Burning, Wood Burning Stove |
| Basement   | None                             |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Farm            |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 3              |
| Zoning         | Ag             |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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