

\$198,000 - 1043, 6 Ave, Empress

MLS® #A2196941

\$198,000

2 Bedroom, 1.00 Bathroom, 500 sqft

Residential on 10.00 Acres

NONE, Empress, Alberta

Discover the charm of sustainable rural living with this 10-acre mini farm, just south of Empress, Alberta. Once a beloved petting zoo, this unique property offers endless possibilities for those looking to embrace homesteading, small-scale farming, or a peaceful retreat in the heart of Alberta's prairie landscape. With a 1979 mobile home and a 500 sq. ft. bunkhouse, both serviced with electricity, gas, and village water, this property provides the foundation to create your own self-sufficient haven. The septic system is in place for both homes but may require some maintenance as the property has been vacant for a few years.

The farm is well-equipped with multiple outbuildings, including a 44x53 framed barn on a cement foundation, originally heated with gas (currently disconnected), as well as a 12x44 barn workspace addition, perfect for agricultural projects or storage. A 16x28 garage with a cement floor offers secure parking or workshop space, while a 14x12 tin-roof storage shed adds even more flexibility. The 120x180 arena is an incredible asset for horse enthusiasts, livestock operations, or potential outdoor recreation.

Empress is a hidden gem, known for its welcoming community, peaceful surroundings, and small-town charm. This property offers the space and potential to develop a fully sustainable lifestyle, with room for gardening, raising animals, and creative projects. The



village itself provides essential amenities, including a gift shop, hairdresser, local diner, gas station, and mechanic. The area also offers recreational opportunities, with a driving range, basketball and tennis courts, and regular visits from a local Hutterite Colony selling fresh produce and homemade goods. For additional services, Oyen is just a 40-minute drive away, offering a hospital and high school, while Acadia Valley provides K-9 schooling.

With a little elbow grease and vision, this mini farm has the potential to become a charming rural retreat, hobby farm, or sustainable homestead. Whether you're looking to escape the hustle and bustle of city life or establish a self-sufficient lifestyle, this property is ready for your ideas. Don't miss this incredible opportunity to bring new life to a once-thriving farmstead in the beautiful prairie landscape of Empress, Alberta.

Built in 1965

Essential Information

MLS® #	A2196941
Price	\$198,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	500
Acres	10.00
Year Built	1965
Type	Residential

Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	1043, 6 Ave
Subdivision	NONE
City	Empress
County	Special Area 2
Province	Alberta
Postal Code	T0J 1E0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Farm, Treed
Roof	Asphalt
Construction	Stucco
Foundation	Block

Additional Information

Date Listed	February 24th, 2025
Days on Market	58
Zoning	Ag

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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