

# \$2,999,000 - 265042 Twp Rd 694, Rural Lesser Slave River No. 124, M.D. of

MLS® #A2232775

**\$2,999,000**

5 Bedroom, 2.00 Bathroom, 1,472 sqft  
Agri-Business on 777.00 Acres

NONE, Rural Lesser Slave River No. 124,  
M.D. of, Alberta

Exceptional Opportunity to Own Prime  
Farmland with Homestead and Historic  
Landmark

Located just off Highway 2 and Range Road 265 near Hondo, this rare offering includes five quarter sectionsâ€”approximately 777 acresâ€”being sold together as one block. With a mix of productive farmland, well-maintained infrastructure, and the iconic â€œLittle White Church,â€• this property combines agricultural value with local heritage. At the heart of the land is a spacious five-bedroom home with over 2,800 square feet of living space and a double detached garage / workshop. The home has been thoughtfully upgraded with a new roof (2015), triple-pane windows and siding (2019), and features a water filtration system, R40 insulation in the attic and R20 throughout. Heating is provided by both a forced air and wood-burning furnaceâ€”ideal for winter efficiency and backup during outages. The home quarter also includes two wells, a large dugout, a pumphouse with underground water lines to multiple livestock troughs, and a massive 32' x 280' machine shed. The land is fully fenced and cross-fenced, with open areas currently in grass and hayâ€”ready for cattle or other farming uses.

South of the main yard lies another fenced



quarter with former homestead services still in place: power, gas, water well, septic, and a dugout feeding a 1,000-gallon water tank. North of the home quarter is another fenced section with a creek, dugout, and additional water trough infrastructure. The final two quarters sit prominently at the corner of Hwy 2 and RR 265 and are also cross-fenced with water systems in place. A prior subdivision removed about 10.5 acres, but the remaining land remains fully usable. These parcels, currently set up for cattle, offer excellent flexibility for expanded agricultural use or development. This land package currently earns lease revenue and presents long-term value for farmers, investors, or anyone seeking a substantial agricultural holding in a productive, well-connected region.

Built in 1985

### **Essential Information**

MLS® #	A2232775
Price	\$2,999,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,472
Acres	777.00
Year Built	1985
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### **Community Information**

Address	265042 Twp Rd 694
Subdivision	NONE
City	Rural Lesser Slave River No. 124, M.D. of

County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 1G0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected
Parking	Additional Parking, Double Garage Detached, Driveway, Garage Faces Front, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Separate Entrance, Storage, Vinyl Windows
Appliances	Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Combination, Wood Stove, Wood
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage, Rain Barrel/Cistern(s)
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
Days on Market	1
Zoning	A

### Listing Details

Listing Office	eXp REALTY
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