

\$949,000 - Nw-35-82-12-6, Rural Saddle Hills County

MLS® #A2262721

\$949,000

0 Bedroom, 0.00 Bathroom,
Land on 299.00 Acres

NONE, Rural Saddle Hills County, Alberta

Two separately titled quarter sections in beautiful Rural Saddle Hills County—a rare find for anyone seeking agricultural land, a recreational escape, and a truly special piece of northern Alberta wilderness. The first quarter is largely cleared and cultivated, featuring a rustic log cabin overlooking a dugout pond—perfect for weekend getaways or a hunting retreat. The second quarter offers a mix of cultivated land and mature trees with winding trails, making it ideal for recreation. Both parcels border Crown Land and the Peace River, giving you direct access to endless outdoor adventure and breathtaking scenery. It’s both productive and private—an income-producing property with an existing crop lease and approximately \$7,000 per year in oilfield revenue. Located near Cotillion Park and the Dunvegan West Wildland Provincial Park, this is an incredible opportunity to own a diverse agricultural and recreational parcel with space, solitude, and long-term potential. Whether you farm, hunt, or just crave peace and open sky—this one is one you want to see.

Essential Information

MLS® #	A2262721
Price	\$949,000
Bathrooms	0.00
Acres	299.00



Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	Nw-35-82-12-6
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 1C0

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cleared, Private, Treed, Wooded

Additional Information

Date Listed	October 6th, 2025
Days on Market	44
Zoning	A

Listing Details

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

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.