

# \$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 | 57                  |
| Zoning         | Ag                  |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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.