\$2,364,000 - 390039 Range Road 5-4, Rural Clearwater County

MLS® #A2184539

\$2,364,000

4 Bedroom, 2.00 Bathroom, 1,520 sqft Residential on 138.00 Acres

NONE, Rural Clearwater County, Alberta

Incredible opportunity to own a fully operational, income-generating equestrian and event facility on 138 acres, just 32 minutes W of Red Deer on paved Hwy 11. Priced well below Appraised and Replacement value, this property features a 25,000 sq ft Steel Engineered heated Arena. Newly built in 2015, you will be hard-pressed to find bigger than this 100ft WIDEx 250 LONG! You could turn it into a HOCKEY RINK or INDUSTRIAL BLDINGÂ if you chose to! With 105 acres of Hay land, you don't have to out-source your hay, steel pipe paddocks for approx. 65 horses, there are multiple revenue streams from boarding, training, clinics, cattle and horse events, making this an easy, affordable lifestyle to enjoy, with staff currently in place! Infrastructure includes a Radiant heated barn, just built in 2022-with 12 Hi-Hog stalls, auto-waterers in each stall & a 14ft Lean-too, a 40x80 ft Hay/Equipment shed, two water wells, two septic systems, a Viewing lounge with kitchen. The upper Mezzanine is already plumbed with 6 Bthrms & a Kitchen. The 2013 - 4 Bdrm/ 2-Bth modular home & ALL essential horse equipment to operate the facility is included OR can be excluded for a reduced price if you prefer to keep it private, change businesses and/or build your DREAM HOME!Stunning mountain views, PAVEDÂ access on 2 sides, major Hwy Twinning upgrades scheduled and a mere 30







min drive to HWY 2 Corridor, this is a strategic long-term investment. A rare, ready-to-go opportunity for business and an affordable lifestyle!

Built in 2013

Essential Information

MLS® # A2184539 Price \$2,364,000

Bedrooms 4
Bathrooms 2.00
Full Baths 2

Square Footage 1,520 Acres 138.00 Year Built 2013

Type Residential Sub-Type Detached

Style Acreage with Residence, Modular Home

Status Active

Community Information

Address 390039 Range Road 5-4

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T0M 0C0

Amenities

Utilities Electricity Paid For

Parking None

Interior

Interior Features Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Vaulted

Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Window

Coverings

Heating Forced Air, Natural Gas, Propane, Wood Stove, Wood

Cooling None Fireplace Yes

of Fireplaces

Fireplaces Glass Doors, Great Room, Metal, Wood Burning Stove

Basement None

Exterior

Exterior Features None

Lot Description Back Yard, Corners Marked, Farm

Roof Metal, Asphalt Shingle

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Construction Metal Frame, Metal Siding, See Remarks, Vinyl Siding, Wood Frame

Foundation Piling(s)

Additional Information

Date Listed February 18th, 2025

Days on Market 240 Zoning AG

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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