

# \$1,780,000 - 51418 Highway 22 Highway, Rural Parkland County

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MLS® #A2161268

**\$1,780,000**

5 Bedroom, 3.00 Bathroom,  
Agri-Business on 160.77 Acres

NONE, Rural Parkland County, Alberta

Beautiful, productive FULL Undivided 1/4, (160.77 Acres) located 12.5 miles north of Drayton Valley, on pavement! Set up for Cattle & Horses, the property brags a (160x70) 11,200 Sq.Ft. HEATED INDOOR RIDING ARENA with Attached heated (128x40) 12 Stall Barn, built in 2006, all with newer Auto-waterers, a 3pc Washroom, Wash bay, huge Tack room w Lockers, Feed room & (32x34) Open storage. Infrastructure boasts 14 Paddocks/pastures, 9 stock Waterers, a dugout & numerous shelters. Love the 2006 (60x40) HEATED SHOP, plumbed for In-floor heat. The Arena & Shop are heated with an efficient, very affordable Coal Furnace! NEW FOOTING in 2024- Manufactured Sand, No Silica, No Organic & Triple washed. Low Maintenance, requires very little harrowing, holds moisture, almost ZERO Dust. Great producing, 100 Acres of HAY, w 35 acres newly seeded in 2023.

The 1,576 Sqft. 5 Bdrm/3.5 Bthrm 2006 Bungalow enjoys Vaulted Ceilings,+ the 1,565 SqFt. WALK-OUT Basement w In-floor heat & full Kitchen, a Wrap around Deck with beautiful panoramic Views! Total of 3,141 Sqft of Living Space!

YES, a 2nd LOVELY 2008 HOME- 1,400 Sqft. 2 Bdrm/ 3 Bthrm 2008 Modular Home is currently rented for \$1,750/mon & renter pays heating. Much CLEAN-UP & RENOS have been completed here.



Move-In Ready for your family Operation to  
host Clinics, Lessons, Training and cattle!

### Essential Information

MLS® #	A2161268
Price	\$1,780,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Acres	160.77
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	51418 Highway 22 Highway
Subdivision	NONE
City	Rural Parkland County
County	Parkland County
Province	Alberta
Postal Code	T7A 1R7

### Additional Information

Date Listed	September 2nd, 2024
Days on Market	237
Zoning	AG

### Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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