

\$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.Â Newly built in 2015,Â you will be hard-pressed to find bigger thanÂ 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, youÂ 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!Â Infrastructure includes a Radiant heatedÂ barn, just built inÂ 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 BthrmsÂ & 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	1
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
Construction	Metal Frame, Metal Siding, See Remarks, Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	February 18th, 2025
Days on Market	230
Zoning	AG

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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