

\$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 138.60 Acres

NONE, Rural Clearwater County, Alberta

Exceptional 100x250x20ft (25,000 sqft.) Insulated, heated Equestrian & Event facility,, bigger than many small town AG centers, situated on a 138 Acres, with 104 Acres of Hay is attractively priced BELOW APPRAISED & REPLACEMENT value! Wonderfully located on paved Highway 11, High-Load Corridor, 32 mins W of Red Deer, AB & Hwy 2 High-Load Corridor. Fully operational property, perfectly diverse for commercial activities enjoys a Heated Viewing lounge w Kitchen & 2 accessible Bthrms. Unfinished 34x100ft upper Mezzanine has roughed-in plumbing for 6 Bthrm /2 Showers & Natural Gas for a Kitchen. Heated Barn 36x84ft (w full length 14 ft Lean-too) features 12 stalls w Auto waterers & 80x40' Hay/Equipment shed, both just built in 2022. Steel pipe paddocks--fenced & cross-fenced, 2 water wells, 2 septic systems. Currently generating multiple income streams, this property will enable you to enjoy this lifestyle! If you wish to build your DREAM HOME, the 2013 1,520 sq. ft. 4-Bdrm, 2-Bthrm modular, can be excluded to adjust the sale price. With ongoing infrastructure developments in this area, this property is a robust investment opportunity expecting significant growth potential, for equestrian enthusiasts or anyone looking to capitalize on its strong location & income potential& all below market value! To make transition seamless, ALL necessary horse equipment to



run the business is INCLUDED!!

Built in 2013

Essential Information

MLS® #	A2184539
Price	\$2,364,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	138.60
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, Wood Stove
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	Asphalt Shingle, Metal
Construction	Metal Siding, Vinyl Siding, Wood Frame, Metal Frame, See Remarks
Foundation	Piling(s)

Additional Information

Date Listed	February 18th, 2025
Days on Market	270
Zoning	AG

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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