

\$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 138.6 Acres, with 105.6 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 removed 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 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 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	245
Zoning	AG

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.