# \$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 potentialâ€"& all below market value! To make transition seamless, ALL necessary horse equipment is







#### Built in 2013

#### **Essential Information**

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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 259
Zoning AG

## **Listing Details**

Listing Office Coldwell Banker Ontrack Realty

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