\$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

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 258 Zoning AG

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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