

390039 Range Road 5-4  
Rural Clearwater County, Alberta

MLS # A2184539

**\$2,364,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Acreage with Residence, Modular Home	
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b> 2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2
<b>Garage:</b>	None	
<b>Lot Size:</b>	138.60 Acres	
<b>Lot Feat:</b>	Back Yard, Corners Marked, Farm	

<b>Heating:</b>	Forced Air, Natural Gas, Propane, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	4-39-5-W5
<b>Exterior:</b>	Metal Frame, Metal Siding , See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Paid For
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Tables and Chairs, Bleachers, Tack Lockers, Horse Shelters, Attached metal panels, attached metal gates, grooming tractor, groomer, 2 Sheds, 1 SeaCan. furniture in Viewing rm. 12 feeders. A DETAILED LIST of Inclusions can be provided.

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!!