



**25579 Twp Rd 382**  
**Rural Red Deer County, Alberta**

**MLS # A2223876**



**\$1,449,900**

**Division:** Joffre Bridge

**Cur. Use:** Agricultural, Grazing, Horses

**Style:** -

**Size:** 1,678 sq.ft. **Age:** 2003 (23 yrs old)

**Beds:** 5 **Baths:** 4

**Garage:** -

**Lot Size:** 39.88 Acres

**Lot Feat:** -

**Heating:** Forced Air, Propane

**Water:** Private, Well

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** Septic Tank

**Roof:** Asphalt Shingle

**Near Town:** Red Deer

**Basement:** -

**LLD:** 7-38-25-W4

**Exterior:** -

**Zoning:** AG

**Foundation:** -

**Utilities:** -

**Features:** Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance, Storage, Vinyl Windows

**Major Use:** Equestrian

Welcome to this unique farm within minutes of Red Deer being used to raise and train horses and a handful of chickens too. Two complete fully finished homes, one is 28 x 52 with a 12 x 20 addition, the other is 14 x 69 with a 12 x 46 addition both sitting on pilings and wooden crate blocking. Each home comes with Fridge, Stove, Dishwasher and Washer / Dryer. Also included are all window coverings and ceiling fans. Shingles replaced on both homes 3 years ago, and water well pump is only 2 years old. Farm buildings include a 32 x 64 barn with plenty of horse stalls, pens and a training round ring. Outside buildings include Gazebo, sheds, wellhouse with water softener and manifold to control water every where on the farm. There are chicken sheds, horse shelters, 3 horse waterers, 3 hydrants and the homes have a shared septic tank and field. A one of a kind set up to live and run a horse boarding facility, and to have a residence for your staff. The view in all directions is awesome, from the south valley down to the flowing creek, to the horizon area looking over Joffre Bridge. A very quiet and peaceful location. Come take a look !