



25579 Twp Rd 382  
Rural Red Deer County, Alberta

MLS # A2223876



**\$1,449,900**

<b>Division:</b>	Joffre Bridge		
<b>Cur. Use:</b>	Agricultural, Grazing, Horses		
<b>Style:</b>	-		
<b>Size:</b>	1,678 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	-		
<b>Lot Size:</b>	39.88 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Near Town:</b>	Red Deer
<b>Basement:</b>	-	<b>LLD:</b>	7-38-25-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 !