



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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 (22 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 !