



TWP 474
Rural Camrose County, Alberta

MLS # A2258010



\$655,000

Division: NONE

Cur. Use: Agricultural, Horses

Style: -

Size: 0 sq.ft.

Age: -

Beds: -

Baths: -

Garage: -

Lot Size: 80.00 Acres

Lot Feat: Farm

Water: Well

Sewer: None

Near Town: Camrose

LLD: 23-47-20-W4

Zoning: Ag

Utilities: -

Heating: -

Floors: -

Roof: -

Basement: -

Exterior: -

Foundation: -

Features: -

Major Use: Equestrian, Land Only

Equine Paradise on 80 Acres – Just 3 Miles from Camrose! Stop dreaming and start living! This incredible 80-acre property is ready for your dream home, private retreat, equine operation, or business expansion. Perfectly located only $\frac{1}{2}$ mile off pavement and minutes from town, it offers the best of country living with unbeatable convenience. Equestrian Features You'll Love: Massive 50' x 150' indoor riding arena – ride year-round, rain or shine! 50' x 50' barn with stalls + 12' x 16' tack room & organized and ready to go. Easily adaptable – convert to a shop, storage, or equipment space. Already wired with LED lighting & plugs. Infrastructure in Place: Recent well & hydrants – producing 10 gallons/min of great water. 6 fenced paddocks, 3 lush pastures & 3 dugouts – all set up for your horses or livestock. 16' x 64' metal-clad pole shelter for equipment + 12' x 24' horse shelter. Established RV & equipment parking area – space for everything. High-Quality Land: 48 acres of productive hay land 21 acres of good-yielding pasture. Soil is ready to work for you. Easy Access, wide, built-up road and fresh gravel lane. Quiet, private setting with room to roam. This property truly has it all – location, land, water, and infrastructure. Whether you're looking to grow your equine dreams, start a hobby farm, or build your forever home, this is the opportunity you've been waiting for!