



GRASSROOTS
REALTY GROUP

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

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		

Heating:	-	Water:	Well
Floors:	-	Sewer:	None
Roof:	-	Near Town:	Camrose
Basement:	-	LLD:	23-47-20-W4
Exterior:	-	Zoning:	Ag
Foundation:	-	Utilities:	-
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!