



51026 Highway 587
Rural Clearwater County, Alberta

MLS # A2293207



\$1,310,000

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|------------------|--------------|---------------|-----------------|
| Division: | NONE | | |
| Cur. Use: | - | | |
| Style: | - | | |
| Size: | 0 sq.ft. | Age: | - |
| Beds: | 4 | Baths: | 1 full / 2 half |
| Garage: | - | | |
| Lot Size: | 151.06 Acres | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|------------|
| Heating: | - | Water: | - |
| Floors: | - | Sewer: | - |
| Roof: | - | Near Town: | Sundre |
| Basement: | - | LLD: | 26-34-5-W5 |
| Exterior: | - | Zoning: | AG |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Major Use: Beef, Hobby Farm

Located in the heart of Central Alberta and near the beautiful James River, this exceptional 151-acre property is just 50 minutes to Red Deer and only 10 minutes to Sundre. Currently set up for cattle, the farm could easily be transformed into the perfect horse setup with a bit of work or adapted for virtually any other type of livestock operation. The yard features excellent infrastructure including a 2022-built commercial-grade heated shop with multiple heaters, a 36x80 calving barn that could easily convert to a horse barn, a 36x74 open-faced pole barn, a 40x80 Quonset, and a detached oversized double garage. The land is newly fenced and cross-fenced with quality fencing and includes two stock waterers. Approximately 20 acres are currently used for hay production, with additional potential to break more land if desired. The beautifully updated 4-bedroom, 2.5-bathroom bungalow offers a bright open-concept kitchen, dining, and living area perfect for entertaining, with three bedrooms on the main floor and one additional bedroom downstairs along with a large family room. Recent upgrades include new siding, kitchen countertops, furnace, hot water tank, north-side windows, basement renovations, and a new downstairs bathroom. The property also includes an older fully serviced mobile home, providing additional space for extended family, staff, or rental potential. This versatile property offers endless possibilities for livestock operations or peaceful country living in a stunning Central Alberta setting.