



**1250 343A Township
Rural Red Deer County, Alberta**

MLS # A2304259



\$689,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,350 sq.ft.	Age:	1965 (61 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	40.00 Acres		
Lot Feat:	Lake, Landscaped, Pasture, Secluded, See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Other	Sewer:	Holding Tank, Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-34-1-W5
Exterior:	Mixed	Zoning:	AG
Foundation:	Block	Utilities:	-
Features:	Wood Windows		

Inclusions: All livestock waterers , all panels and gates,

Located just 3 minutes west of Bowden, this 40-acre property on the southeast side of Bowden Lake offers an exceptional opportunity for horse enthusiasts or those looking to build equity in a scenic rural setting. The home has been completely gutted, providing a blank canvas for a handyman or renovation project. The property is well set up for equestrian use, featuring a 40' x 30' quonset-style barn with an attached 48x40 pole shed that can function as a small riding arena or cold storage for equipment. Both structures share a concrete foundation. Additional improvements include an outdoor round pen, fenced paddocks, and six separate pasture areas—all with water access, three livestock waterers. The property has all services—power, water, sewer and gas however the power to the house has been shut off. Approximately 9 acres of trees have been cleared within the past two years, and 32 acres of the land sit above the water line, maximizing usable space. With new fencing already in place and excellent infrastructure, this property is ideal for anyone looking to create a horse facility or country retreat. A rare opportunity to own a well-located acreage with significant potential.