



GRASSROOTS
REALTY GROUP

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390039 Range Road 5-4
Rural Clearwater County, Alberta

MLS # A2100749



\$2,364,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Commercial, Horses, Livestock, Pasture, See Remarks		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2013 (13 yrs old)
Beds:	-	Baths:	-
Garage:	None		
Lot Size:	138.00 Acres		
Lot Feat:	Cleared, Few Trees, Landscaped, No Neighbours Behind, Pasture, Sloped D		

Heating:	Forced Air, Propane, Wood, Wood Stove	Water:	Dugout, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Holding Tank, Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Alhambra
Basement:	None	LLD:	4-39-5-W5
Exterior:	-	Zoning:	AG
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
Major Use:	Barley, Cow, Equestrian, See Remarks		

An exceptional Equestrian or Commercial facility on 138 acres, with 104 acres of productive hay land. Ideally located off paved Hwy 11 High Load Corridor & RR 5-4, just 32 mins W of Red Deer & Hwy 2, and 12 mins E of Rocky Mountain House. The 25,000 sq ft (100x250x20) engineered steel Arena, built in 2015, is heated, insulated, and event-ready, featuring large overhead doors, a temp-controlled wash bay, private tack room, staging areas, radiant heat, HRVs & industrial fans. Currently hosting income-producing events—reining, jumping, 4H, Gymkhana, ranch roping, clinics & boarding. Supported by 15 pens, 10 paddocks & 5 auto-waterers. The In-Floor heated Viewing Lounge has a kitchen & 2 accessible Bthrms. 2022 Barn (84x36) with 12 stalls, enjoy auto-waterers, radiant heat & attached 14ft lean-to; 80x40 Hay/Equipment shed (2022) plus 8 pipe pens. Fully fenced & cross-fenced with 2 wells & 2 septic systems. Includes a 2013 Modular Home (1,520 sq ft, 4 bdrm) but can be excluded for a reduced price if you want to build your DREAM HOME. Beautifully landscaped with over 1,000 trees, mountain views & paved access on 2 sides. Twinning of Hwy 11 (2025) will strategically boost the value of this investment! Turnkey operation or private retreat option. See MLS A2193375 (Commercial Land & Buildings Only).