



**GRASSROOTS**  
REALTY GROUP

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

51418 Highway 22 Highway  
Rural Parkland County, Alberta

MLS # A2161268



**\$1,780,000**

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	5	Baths:	3
Garage:	-		
Lot Size:	160.77 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Drayton Valley
Basement:	-	LLD:	29-51-7-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Equestrian

Beautiful, productive FULL Undivided 1/4, (160.77 Acres) located 12.5 miles north of Drayton Valley, on pavement! Set up for Cattle & Horses, the property brags a (160x70) 11,200 Sq.Ft. HEATED INDOOR RIDING ARENA with Attached heated (128x40) 12 Stall Barn, built in 2006, all with newer Auto-waterers, a 3pc Washroom, Wash bay, huge Tack room w Lockers, Feed room & (32x34) Open storage. Infrastructure boasts 14 Paddocks/pastures, 9 stock Waterers, a dugout & numerous shelters. Love the 2006 (60x40) HEATED SHOP, plumbed for In-floor heat. The Arena & Shop are heated with an efficient, very affordable Coal Furnace! NEW FOOTING in 2024- Manufactured Sand, No Silica, No Organic & Triple washed. Low Maintenance, requires very little harrowing, holds moisture, almost ZERO Dust. Great producing, 100 Acres of HAY, w 35 acres newly seeded in 2023. The 1,576 Sqft. 5 Bdrm/3.5 Bthrm 2006 Bungalow enjoys Vaulted Ceilings,+ the 1,565 SqFt. WALK-OUT Basement w In-floor heat & full Kitchen, a Wrap around Deck with beautiful panoramic Views! Total of 3,141 Sqft of Living Space! YES, a 2nd LOVELY 2008 HOME- 1,400 Sqft. 2 Bdrm/ 3 Bthrm 2008 Modular Home is currently rented for \$1,750/mon & renter pays heating. Much CLEAN-UP & RENOS have been completed here. Move-In Ready for your family Operation to host Clinics, Lessons, Training and cattle!