



GRASSROOTS
REALTY GROUP

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390039 Range Road 5-4
Rural Clearwater County, Alberta

MLS # A2184539



\$2,364,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	138.60 Acres		
Lot Feat:	Back Yard, Corners Marked, Farm		

Heating:	Forced Air, Natural Gas, Propane, Wood, Wood Stove	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	None	LLD:	4-39-5-W5
Exterior:	Metal Frame, Metal Siding , See Remarks, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	Electricity Paid For
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Tables and Chairs, Bleachers, Tack Lockers, Horse Shelters, Attached metal panels, attached metal gates, grooming tractor, groomer, 2 Sheds, 1 SeaCan. furniture in Viewing rm. 12 feeders. A DETAILED LIST of Inclusions can be provided.

Exceptional 100x250x20ft (25,000 sqft.) Insulated, heated Equestrian & Event facility,, bigger than many small town AG centers, situated on a 138 Acres, with 104 Acres of Hay is attractively priced BELOW APPRAISED & REPLACEMENT value! Wonderfully located on paved Highway 11, High-Load Corridor, 32 mins W of Red Deer, AB & Hwy 2 High-Load Corridor. Fully operational property, perfectly diverse for commercial activities enjoys a Heated Viewing lounge w Kitchen & 2 accessible Bthrms. Unfinished 34x100ft upper Mezzanine has roughed-in plumbing for 6 Bthrm /2 Showers & Natural Gas for a Kitchen. Heated Barn 36x84ft (w full length 14 ft Lean-too) features 12 stalls w Auto waterers & 80x40' Hay/Equipment shed, both just built in 2022. Steel pipe paddocks--fenced & cross-fenced, 2 water wells, 2 septic systems. Currently generating multiple income streams, this property will enable you to enjoy this lifestyle! If you wish to build your DREAM HOME, the 2013 1,520 sq. ft. 4-Bdrm, 2-Bthrm modular, can be excluded to adjust the sale price. With ongoing infrastructure developments in this area, this property is a robust investment opportunity expecting significant growth potential, for equestrian enthusiasts or anyone looking to capitalize on its strong location & income potential—& all below market value! To make transition seamless, ALL necessary horse equipment to run the business is INCLUDED!!