

# \$880,000 - 310091 Range Road 174a, Delia

MLS® #A2099224

**\$880,000**

3 Bedroom, 2.00 Bathroom, 1,506 sqft

Residential on 31.82 Acres

NONE, Delia, Alberta

**HORSE LOVER'S PARADISE WITH BUSINESS POTENTIAL, AND SUBDIVIDING POTENTIAL** (Businesses and subdividing

subject to approval from the Village of Delia)

Welcome to a horse lover's paradise! This incredible property, situated on just under 32 acres right on the edge of Delia, Alberta, offers not only a perfect setup for equestrian enthusiasts but also an excellent opportunity for running a business from the large onsite shop.

**PROPERTY FEATURES:** Recent updates include triple-pane windows, fresh stain on the deck, new siding, blinds, washer/dryer (2024), and a new furnace and hot water tank (2023). Spacious breezeway with loads of closet space for all your outdoor gear, main level laundry, a 3-piece bathroom, and access to the double attached garage. Modern kitchen featuring custom tile work and a good-sized dining area. Comfortable living with a main level living room, 3 bedrooms, and another 4-piece bathroom. Ready-to-finish basement fully framed and insulated around the perimeter. Standby generator (22kw natural gas) powers the entire property, ensuring no worries about power outages. Central air keeps you cool on those hot days. Municipal water supply.

**BUSINESS OPPORTUNITIES:** The 42x60 heated shop is a standout feature, offering immense potential for various business endeavors. The shop includes radiant and forced air heat, LED lighting, running water,



commercial-grade shelving and work benches with pull-out drawers, an office and storage area, and overhead doors at both ends. Perfect potential for a welding business, furnace repair shop, carpentry business, or landscaping enterprise.

EQUESTRIAN FEATURES: 60x120 riding arena, heated, with ample lighting, a tack room, 3 stalls (with concrete and 3/4 rubber matting). Arena has poured concrete at the entrance and sand over packed clay for riding. 36x72 cold storage building with 4 bays and overhead doors. 30x40 hay shed. 24 acres of hay fields providing ample feed for your horses. Fenced and cross-fenced pastures and hay fields. This is also a chemical free property.

#### ADDITIONAL PROPERTY HIGHLIGHTS:

Underground power throughout the property for easy movement of equipment, 3 entrances (2 off the pavement to the west and another on the south side of the property). Town amenities in Delia include a new K-12 school, curling rink, hockey arena, post office, 2 banks, cafe, beauty salon, general store, campgrounds, cardlock, and much more. Convenient location about a half-hour from Drumheller and only a 20-25 minute drive to Hanna.

If you're in the market for a property that's ready for you and your horses and offers the potential to run a business from home, you may want to check this one out. Equipment and machinery can be sold separately. Start envisioning your future in this remarkable property!

### Essential Information

MLS® #	A2099224
Price	\$880,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,506
Acres	31.82
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	310091 Range Road 174a
Subdivision	NONE
City	Delia
County	Starland County
Province	Alberta
Postal Code	T0J 0W0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Vinyl Windows, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Refrigerator, Trash Compactor, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Farm, Few Trees, Front Yard, Lawn, Pasture, Private
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 10th, 2024
Days on Market	500
Zoning	Urban reserve

**Listing Details**

Listing Office	RE/MAX 1st Choice Realty
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