\$2,364,000 - 390039 Range Road 5-4, Rural Clearwater County

MLS® #A2100749

\$2,364,000

0 Bedroom, 0.00 Bathroom, 1,520 sqft Agri-Business on 138.00 Acres

NONE, Rural Clearwater County, Alberta

An exceptional Equestrian or Commercial facility on 138 acres, with 105 acres of productive hay land. Ideally located off paved Hwy 11 & 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 (100×250×20) 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 eventsâ€"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 (84×36) with 12 stalls, enjoy auto-waterers, radiant heat & attached 14ft lean-to; 80×40 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)Â 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).

Built in 2013

Essential Information

MLS® # A2100749 Price \$2,364,000

Bathrooms 0.00
Square Footage 1,520
Acres 138.00
Year Built 2013

Type Agri-Business
Sub-Type Agriculture

Style Modular Home

Status Active

Community Information

Address 390039 Range Road 5-4

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T0M 0C0

Amenities

Utilities Electricity Connected, Fiber Optics at Lot Line, Natural Gas Connected

Parking None

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Vinyl Windows, Kitchen Island, No

Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub,

Vaulted Ceiling(s)

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air, Propane, Wood Stove, Wood

Cooling None
Basement None

Exterior

Lot Description Cleared, Few Trees, Landscaped, No Neighbours Behind, Pasture,

Sloped Down

Roof Asphalt Shingle

Foundation Piling(s)

Additional Information

Date Listed February 18th, 2025

Days on Market 255 Zoning AG

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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