

\$1,994,900 - 535034b 55a Range, Rural Vermilion River, County of

MLS® #A2222465

\$1,994,900

3 Bedroom, 3.00 Bathroom, 1,175 sqft
Agri-Business on 257.75 Acres

NONE, Rural Vermilion River, County of, Alberta

Raft Hills â€” 258 Acres | Lakefront | Equestrian Set-Up | Pavement Access | Clandonald, Alberta. Raft Hills is a once-in-a-generation opportunity to own a breathtaking, fully-equipped equestrian and ranch property along the shores of Raft Lake in east central Alberta. This 257.75-acre estate offers an extraordinary combination of lakefront serenity, historic charm, purpose-built horse infrastructure, and wide-open spaceâ€”all with the convenience of pavement right to the property. The heart of the ranch is a well-crafted 1,175 square foot bungalow, built by the renowned late Henry Wasylik. Thoughtfully designed to capture the views of South Raft Lake, the home features a retreat-style master suite with a jetted tub and private deck access, rustic 3/4" cherry flooring, and an efficient wood-burning stove. The bright walk-out basement offers two additional bedrooms and ample storage. Horse lovers will be immediately drawn to the exceptional facilities, including a fully restored and heated historic barn with character-rich features like the original hay trolley, and a professionally developed 80â€™ x 140â€™ riding arena with a solid sand base. The arena is perfectly positioned for natural drainage and scenic viewsâ€”an ideal setting for training, events, or unforgettable rides. A network of private trails winds through the property, leading to a



secluded rustic cabin for quiet escapes. The ranch includes multiple titled parcels: 49.17 acres (home site, barn, arena, cabin, trails); 54.17 acres of lakefront pasture with approx. 3,000 feet of shoreline; 151.03 acres of open grazing land with a natural spring and \$3,416 annual surface lease income; 3.38-acre separately titled site with potential for building or resale. This package offers unmatched flexibility and future potential, whether you're seeking a multigenerational retreat, an income-producing ranch, or a lifestyle property with space to breathe. Services include a private water well, pump-out septic, and affordable power and gas averaging \$303.74/month. Total taxes for all parcels are just \$2,102.55 annually. Properties like Raft Hills are incredibly rare—where legacy, landscape, and lifestyle converge in one spectacular package. This is more than a home; it's an Alberta ranching experience waiting to be lived.

Built in 1984

Essential Information

MLS® #	A2222465
Price	\$1,994,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,175
Acres	257.75
Year Built	1984
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	535034b 55a Range
Subdivision	NONE

City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 0X0

Exterior

Roof	Asphalt Shingle
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Additional Information

Date Listed	May 19th, 2025
Days on Market	22
Zoning	AG

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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