

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

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MLS® #A2184539

**\$2,364,000**

4 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 154.00 Acres

NONE, Rural Clearwater County, Alberta

A fully operational, income-generating Equestrian & Event facility on 154 acres, priced below appraised value & well below replacement Value! Located on PAVED Hwy 11, just 32 minutes West of Red Deer on PAVEMENT, this turn-key property includes 120 acres of productive HAY LAND & a 25,000 sq ft (100'x250'x20') engineered steel building, purpose-built in 2015. This fully insulated, heated arena features reinforced overhead doors to ensure alternative useage, a temperature-controlled wash bay, private tack room, HRV systems, radiant heaters, and large-scale ventilation designed to handle commercial-level activity. This exceptional facility currently generates multiple streams of income from boarding, training, haul-in riders, riding clinics, Jumping, Western/Cattle events, 4H Beef & Horse activities and more. Infrastructure includes a 2022- heated 84'x36' barn with 12 Hi-Hog stalls, complete with auto-waterers, a 2022- 80'x40x16' hay/equipment shed, Steel Pipe paddocks with an approx 65 horse capacity, auto-waterers, fenced and cross-fenced for efficient management. The property is serviced by two water wells, two septic systems, natural gas to the arena & propane to the 2013- 1,520 Sqft 4 Bdrm/2 Bthrm Home and barn. The Viewing lounge with kitchen & accessible bathrooms, enjoys in-floor heat & HRV to add comfort &



functionality.Â The 34â€™x100â€™ Upper Mezzanine is roughed-in for a kitchen, six bathrooms & two showersâ€”ready for expansion into additional revenue space. Residential option includes a 2013 - 1,520 4 Bedroom modular home or removable to lower the price, with a builder ready to BUILD YOUR CUSTOM DREAM HOME!Â Paved access on two sides, Mountain views, with major highway infrastructure (Hwy 11 twinning) underway, this strategically located property has a massive growth potential. ALL essential equipment for continued operations is included but can also be excluded for a reducedÂ price. Whether you want to expand, invest, or own privately with some business income on the side, this property delivers value, infrastructure & opportunityâ€”well BELOW appraised Market Value!

Built in 2013

### **Essential Information**

MLS® #	A2184539
Price	\$2,364,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	154.00
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 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 Paid For
Parking	None

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas, Propane, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Great Room, Metal, Wood Burning Stove
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Yard, Corners Marked, Farm
Roof	Metal, Asphalt Shingle
Construction	Metal Frame, Metal Siding, See Remarks, Vinyl Siding, Wood Frame
Foundation	Piling(s)

### Additional Information

Date Listed	February 18th, 2025
Days on Market	186
Zoning	AG

### Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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