

# \$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 154.11 Acres

NONE, Rural Clearwater County, Alberta

An exceptional Equestrian or Commercial facility, spans 154 acres with 120 acres of productive hay land. EXCELLENT location off Paved Hwy 11 & RR 5-4, just 32 mins West of Red Deer or 12 mins. East of Rocky Mountain House, AB. The main ARENA building, constructed in 2015, is 25,000 sqft (100x250x20ft) Engineered Steel structure featuring a heated, fully insulated Riding Arena or Commercial space with large overhead doors reinforced for heavy trucks, a temp-controlled wash bay, private Tack Rm, staging areas. It's equipped with natural gas radiant heaters, commercial HRV systems, a 14" industrial fan & an exhaust fan. This Event-ready facility currently hosts various INCOME PRODUCING activities, including jumping, reining, ranch roping, 4H events, working cow horse, obstacle playdays, clinics, Haul-in Riders, Boarders & fundraisers. Supported by 15 private pens, 10 paddocks & 5 Auto-waterers its home to Trainers & Boarders. The comfortable Viewing Lounge boasts a kitchen, 2 accessible Bthrms, in-floor heat & HRV. The Upper Mezzanine (34' x 100') partially finished with roughed-in natural gas & plumbing for a kitchen, 6 Bthrms & 2 Showers with steel stairs ready for installation. The Barn, just built in 2022, measures 84' x 36'x14' with 12 stalls, auto-waterers with individual shut-off valves, radiant heat, HRV system & an attached



14â€™ x 84â€™ lean-to, with expansion potential. AdditionalÂ Equipment Storage/ Hay shed,Â built in 2022, is 80â€™ x 40â€™x 16' , with 8 large Steel PIPE pens, 5 Auto-waterers, with entire property fenced & cross-fenced.Â Residential OPTIONS include a 2013 Modular home (1,520 sq ft, 4 Bdrms, 2 Bthrms) & a SECOND HOME, an optional 2013 knotty Pine all-season Cabin (2 Bdrms, 4 pc Bth, kitchen) available for purchase. Utilities feature two water wells, two septic systems, natural gas to the arena & propane for the home & barn. The property boasts stunning Mountain Views, over 1,000 trees with attractive landscaping, an upgraded pedestal power system for easy expansion & paved access on 2 sides. The Twinning of Hwy 11, set for 2025, will mostÂ certainly boost this property value! Just 35 mins. from Hwy 2 & Red Deer, 1 hr 40 mins. to Calgary or Edmonton International Airports. This turnkey operation includes ALL necessary equipment to continue the business, with the Option to exclude all Equestrian equipment or Homes for a reduced price, if you wish to be PRIVATE, keep it all for yourself and build your DREAM Home. If size, location and quality matter, Spur West is a must-see! See the Commercial Land and Buildings only Listing- MLS A2193375.

Built in 2013

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2100749      |
| Price          | \$2,364,000   |
| Bathrooms      | 0.00          |
| Square Footage | 1,520         |
| Acres          | 154.11        |
| 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 | 178                 |
| Zoning         | AG                  |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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