

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

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 | 177 |
| Zoning | AG |

Listing Details

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

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