

# \$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, Wood Stove
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	Asphalt Shingle, Metal
Construction	Metal Siding, Vinyl Siding, Wood Frame, Metal Frame, See Remarks
Foundation	Piling(s)

### Additional Information

Date Listed	February 18th, 2025
Days on Market	164
Zoning	AG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.