

# \$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
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## 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	160
Zoning	AG

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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