

# \$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 a Qtr section of land, 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 approx 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, it will reduce the landbase but 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 | Kitchen Island, Open Floorplan, Ceiling Fan(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Gas Stove, Microwave Hood Fan                          |
| 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              | 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 | 208                 |
| Zoning         | AG                  |

### Listing Details

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

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