

# \$1,386,000 - 36033 Range Rd 40, Rural Red Deer County

MLS® #A2185495

**\$1,386,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 157.89 Acres

NONE, Rural Red Deer County, Alberta

158 Acres â€” Two Titled Parcels in Prime  
Central Alberta land with Rocky Mountain  
Views

This expansive 158-acre property in Red Deer County is a rare and versatile offeringâ€”two separate titles combine to create a unique blend of productive farmland, private pasture, and homestead potential, all set against the stunning backdrop of Albertaâ€™s Rocky Mountains.

Land Breakdown:

74.44 acres of cultivated cropland

83.45 acres of private pasture and homestead  
land

Key Features:

Fully perimeter-fenced and turnkey for  
livestock

Complete high-quality steel corral system and  
cattle-handling setup

Perfect for farming, ranching, or a rural  
business venture

Incredible privacy, yet easily accessible via  
gravel road

Whether youâ€™re looking to expand your  
agricultural operation or build a quiet country  
lifestyle, this property offers exceptional  
functionality, flexibility, and long-term value.

Heritage Home & Utilities

The original farmhouse is rich with character,



built from solid fir and topped with a durable tin roof. While it requires updates, itâ€™s a solid foundation for customization. The main floor includes a kitchen, living area, sunken family room, one bedroom, small bathroom, and laundry room. Upstairs youâ€™ll find three more bedrooms and a spacious rumpus room.

Included appliances: fridge, stove, dishwasher, washer, and dryer

Heating: Wood-burning stove for cozy, year-round comfort

Water: Three wells (1 soft, 2 hard), with filtration system

Septic: Updated in 2017

#### Infrastructure for Serious Agriculture

Barn: Heavy-duty metal barn with 8 large birthing/bull stalls, power, water, and a bathing area

#### Quonsets:

Large (40' x 120') â€“ 12 metal horse stalls, powered

Medium (40' x 60') â€“ Straight-sided, ideal for riding, auctions, and events

#### Additional Outbuildings:

120-ft metal shop with multiple bays, drive-through access, and oil pit

200-ft bull shelter with 6 paddocks, auto-waterers, and steel fencing

Several three-sided livestock shelters (both newer and older)

#### Livestock System:

16 interlocking pastures

14 auto-waterers on cement pads (not all in use)

#### Storage:

4 steel grain bins

3 large fuel tanks included

### Recreational Value & Lifestyle:

Located in Alberta's famed recreational corridor, this property offers great access to outdoor adventure—trout fishing along the Raven River, trophy hunting, hiking, and horseback riding are all nearby.

### Nearby Attractions & Distances:

Swan Lake — 40 min

Banff — 1.5 hrs

Cochrane — 1 hr

Calgary International Airport — 1 hr 15 min

Edmonton International Airport — 1.5 hrs

Spruce View — 8 min

Innisfail — 20 min

Olds — 35 min

Red Deer — 40 min

### Community

Spruce View is a friendly rural community offering amenities like grocery stores, restaurants, and regular local events—everything you need, close to home.

Property Taxes: \$2,261.85

## Essential Information

MLS® #	A2185495
Price	\$1,386,000
Bathrooms	0.00
Acres	157.89
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

## Community Information

Address	36033 Range Rd 40
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County

Province	Alberta
Postal Code	T0M 1V0

### **Interior**

Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
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### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	188
Zoning	AG

### **Listing Details**

Listing Office	Real Estate Centre - Coaldale
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