

# \$1,449,900 - 25579 Twp Rd 382, Rural Red Deer County

MLS® #A2223876

**\$1,449,900**

5 Bedroom, 4.00 Bathroom, 1,678 sqft

Agri-Business on 39.88 Acres

Joffre Bridge, Rural Red Deer County, Alberta

Welcome to this unique farm within minutes of Red Deer being used to raise and train horses and a handful of chickens too. Two complete fully finished homes, one is 28 x 52 with a 12 x 20 addition, the other is 14 x 69 with a 12 x 46 addition both sitting on pilings and wooden crate blocking. Each home comes with Fridge, Stove, Dishwasher and Washer / Dryer. Also included are all window coverings and ceiling fans. Shingles replaced on both homes 3 years ago, and water well pump is only 2 years old. Farm buildings include a 32 x 64 barn with plenty of horse stalls, pens and a training round ring. Outside buildings include Gazebo, sheds, wellhouse with water softener and manifold to control water every where on the farm. There are chicken sheds, horse shelters, 3 horse waterers, 3 hydrants and the homes have a shared septic tank and field. A one of a kind set up to live and run a horse boarding facility, and to have a residence for your staff. The view in all directions is awesome, from the south valley down to the flowing creek, to the horizon area looking over Joffre Bridge. A very quiet and peaceful location. Come take a look !

Built in 2003

## Essential Information

MLS® #	A2223876
Price	\$1,449,900



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,678
Acres	39.88
Year Built	2003
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	25579 Twp Rd 382
Subdivision	Joffre Bridge
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4N 5E2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane

### Exterior

Exterior Features	Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Roof	Asphalt Shingle

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	112
Zoning	AG

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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