

\$975,000 - 34212 Range Road 53, Rural Mountain View County

MLS® #A2249880

\$975,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 76.62 Acres

NONE, Rural Mountain View County, Alberta

Freshly subdivided 76.62 acre equestrian farm bordering the James River. Formerly the James River Horse Palace, this property is priced to sell and just waiting for someone with vision to turn it back into the once thriving, training and boarding facility that so many loved and miss. The 192 X 100 arena and barn(arena 70 X 174) are just waiting, and ready, to be filled with the hustle and bustle of horses, riders, coaches, spectators and whatever else comes with a busy equestrian facility. If your dream is to own a facility like this, now is the time! There's an additional 130 X 200 outdoor arena below the house on the river flat that's been used for barrel jackpots and whatever else that's come along. The 2253 square foot home is nicely removed from the arena so it's the perfect refuge after a long day in the barn. There's also a fully rigged shop for any machinery repairs or welding tasks you may encounter in your day. Did I say there's a river? ...The James River is your north boundary so if you like to fish after a long day in the barn, fill your boots! This property needs to be seen to be appreciated! Call your REALTOR today and avoid being disappointed.



Essential Information

MLS® # A2249880

Price	\$975,000
Bathrooms	0.00
Acres	76.62
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	34212 Range Road 53
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Is Waterfront	Yes
Waterfront	River Front

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
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Exterior

Lot Description	Creek/River/Stream/Pond, Many Trees, Sloped Down, Waterfront, Farm, Pasture, Rolling Slope, Yard Lights
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Additional Information

Date Listed	September 25th, 2025
Days on Market	55
Zoning	AG

Listing Details

Listing Office	CIR Realty
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