

\$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 138.00 Acres

NONE, Rural Clearwater County, Alberta

An exceptional Equestrian or Commercial facility on 138 acres, with 104 acres of productive hay land. Ideally located off paved Hwy 11 High Load Corridor & RR 5-4, just 32 mins W of Red Deer & Hwy 2, and 12 mins E of Rocky Mountain House.

The 25,000 sq ft (100'—250'—20') engineered steel Arena, built in 2015, is heated, insulated, and event-ready, featuring large overhead doors, a temp-controlled wash bay, private tack room, staging areas, radiant heat, HRVs & industrial fans. Currently hosting income-producing events—reining, jumping, 4H, Gymkhana, ranch roping, clinics & boarding. Supported by 15 pens, 10 paddocks & 5 auto-waterers. The In-Floor heated Viewing Lounge has a kitchen & 2 accessible Bthrms.

2022 Barn (84'—36') with 12 stalls, enjoy auto-waterers, radiant heat & attached 14ft lean-to; 80'—40 Hay/Equipment shed (2022) plus 8 pipe pens. Fully fenced & cross-fenced with 2 wells & 2 septic systems.

Includes a 2013 Modular Home (1,520 sq ft, 4 bdrm) but can be excluded for a reduced price if you want to build your DREAM HOME. Beautifully landscaped with over 1,000 trees, mountain views & paved access on 2 sides. Twinning of Hwy 11 (2025) will strategically boost the value of this investment! Turnkey operation or private retreat option. See MLS A2193375 (Commercial Land & Buildings



Only).

Built in 2013

Essential Information

MLS® #	A2100749
Price	\$2,364,000
Bathrooms	0.00
Square Footage	1,520
Acres	138.00
Year Built	2013
Type	Agri-Business
Sub-Type	Agriculture
Style	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 Connected, Natural Gas Connected, Fiber Optics at Lot Line
Parking	None

Interior

Interior Features	Kitchen Island, Breakfast Bar, Ceiling Fan(s), Vinyl Windows, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Gas Stove, Microwave Hood Fan
Heating	Forced Air, Propane, Wood Stove, Wood
Cooling	None
Basement	None

Exterior

Lot Description	No Neighbours Behind, Cleared, Few Trees, Landscaped, Pasture,
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	Sloped Down
Roof	Asphalt Shingle
Foundation	Piling(s)

Additional Information

Date Listed	February 18th, 2025
Days on Market	270
Zoning	AG

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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