

# \$1,080,000 - 535034b 55a Range, Rural Vermilion River, County of

---

MLS® #A2222465

**\$1,080,000**

3 Bedroom, 3.00 Bathroom, 1,175 sqft  
Agri-Business on 49.17 Acres

NONE, Rural Vermilion River, County of, Alberta

Raft Hills â€“ "The Home Ranch" | Lakefront | Equestrian Set-Up | Pavement Access | Clandonald, Alberta. Raft Hills is a once-in-a-generation opportunity to own a breathtaking, fully-equipped equestrian and ranch property along the shores of Raft Lake in east central Alberta. This 49 acre estate offers an extraordinary combination of lakefront serenity, historic charm, purpose-built horse infrastructure, and wide-open spaceâ€”all with the convenience of pavement right to the property. The heart of the ranch is a well-crafted 1,175 square foot bungalow, built by the renowned late Henry Wasylik. Thoughtfully designed to capture the views of South Raft Lake, the home features a retreat-style master suite with a jetted tub and private deck access, rustic 3/4" cherry flooring, and an efficient wood-burning stove. The bright walk-out basement offers two additional bedrooms and ample storage. Horse lovers will be immediately drawn to the exceptional facilities, including a fully restored and heated historic barn with character-rich features like the original hay trolley, and a professionally developed 80â€™ x 140â€™ riding arena with a solid sand base. The arena is perfectly positioned for natural drainage and scenic viewsâ€”an ideal setting for training, events, or unforgettable rides. A network of private trails winds through the property, leading to a



secluded rustic cabin for quiet escapes. Services include a private water well, pump-out septic, and affordable power and gas averaging \$303.74/month. Taxes are just \$1,677.29 annually. Properties like Raft Hills are incredibly rare—where legacy, landscape, and lifestyle converge in one spectacular package. This is more than a home; it’s an Alberta ranching experience waiting to be lived.

Built in 1984

**Essential Information**

MLS® #	A2222465
Price	\$1,080,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,175
Acres	49.17
Year Built	1984
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

**Community Information**

Address	535034b 55a Range
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 0X0

**Amenities**

Is Waterfront	Yes
Waterfront	See Remarks, Beach Access, Beach Front, Creek, Lake, Lake Front, Pond, Waterfront

**Exterior**

Roof                      Asphalt Shingle

**Additional Information**

Date Listed              May 19th, 2025  
Days on Market        36  
Zoning                    AG

**Listing Details**

Listing Office            RE/MAX PRAIRIE REALTY

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.