

\$1,499,000 - 361052 Rang Road 5-1, Rural Clearwater County

MLS® #A2119710

\$1,499,000

0 Bedroom, 0.00 Bathroom, 1,550 sqft
Agri-Business on 153.00 Acres

NONE, Rural Clearwater County, Alberta

1998 Walk-out Bungalow, Attached Garage, RIDING ARENA, BARN, SHOP
Private NO EXIT road, JUST 1¼ mi off paved Hwy 54 & Stauffer Hwy, you find a long, PRIVATE winding Rail fenced driveway. Nestled in beautiful mature trees & beautifully landscaped yard, is a 1998 Custom built, Fully developed, 5 Bdrm/4 Bthrm sprawling WALK-OUT Bungalow w oversized, attached DB garage, both w Infloor Heat, bragging 3,100 sqft. of living space. Backing onto a peacefully treed, Spring-fed Coulee with a seasonal creek & wildlife galore. These folks retired from the Horse business & finally ready to part with their beautiful HORSE property! 2005-60x130ft Well built INDOOR ARENA, on concrete grade beam w Sand footing. Front BARN 32'x46' built in 1999 and added in 2005 was an additional 4 stalls (32x32') with a door leading to the INDOOR RIDING ARENA or OUTDOOR ARENA approx 60x140' enjoys easy access from the Barn or Indoor Arena. Less than ¼ mile to the Raven River, this 153 Acres is fenced & Cross-fenced with approx 25 Acres of trees & 130 arable acres, just newly seeded to HAY this spring of 2024.

The BARN has Water Hydrant, concrete Alley, Seven 11'x12' Box stalls + extra-lrg box stall, w floors lined with bridge timber &/or rubber, attached 12'x30' covered lean-to. The 16x48' insulated, fully



serviced front Mezzanine, has power, hot & cold water, furnace, a cozy wood stove, 3 rooms & 4 pc Bthrm. Hot and cold taps outside mezzanine with cement wash pad. Tack room accesses the mezzanine or barn. The 24'x30'x12' insulated, heated, Log-sided SHOP has tin roof, concrete floor & a 12'x16' overhead door. Yard incl several pipe corrals with three water bowls & one shelter. Rectangle grain bin used for storage is included. Minutes E of Caroline, S of Rocky Mtn House, W of Innisfail & the West Country, a 25 mins N of Sundre, with hunting in your own backyard. Many more amenities are obvious when you see this beauty.

Built in 1998

Essential Information

MLS® #	A2119710
Price	\$1,499,000
Sold Price	\$1,450,000
Bathrooms	0.00
Square Footage	1,550
Acres	153.00
Year Built	1998
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Sold

Community Information

Address	361052 Rang Road 5-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

Interior

Appliances	Bar Fridge, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	April 15th, 2024
Date Sold	January 2nd, 2025
Days on Market	260
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack 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.