

\$1,175,000 - 60071 Township Rd 41-4, Rural Clearwater County

MLS® #A2184538

\$1,175,000

0 Bedroom, 0.00 Bathroom, 1,664 sqft
Agri-Business on 152.81 Acres

NONE, Rural Clearwater County, Alberta

Stunning 153-Acre Equestrian Property with panoramic Mountain Views

Nestled on a breathtaking 153-acre parcel, this exceptional equestrian property features rolling hills, sweeping mountain vistas & natural year-round springs—including your own seasonal waterfall & sandpit. The land is fully fenced & cross-fenced, offering a versatile mix of pasture, bush & 35 acres of productive hay, making it perfect for both agricultural & recreational pursuits.

Impressive Indoor Riding Arena & Barn

Built in 2006, the 62' x 120' x 16' partially insulated indoor RIDING ARENA stands out with striking log pillar accents. It's equipped with two 10' x 10' automatic doors and a 10' x 16' manual rear door. Unlike typical pole sheds, this arena is exceptionally durable, constructed on a 2-foot concrete grade beam with concrete pilings. A state-of-the-art dual-fuel boiler system efficiently heats both the Barn & Arena, with wood, with the capacity to support additional buildings & convert to propane.

The insulated 52' x 82' x 10' barn features a concrete floor, two wide alleys, two 12' x 12' box stalls, tie stalls, a tack room, wash bay and an office. In-floor heating, powered by the dual-fuel boiler, ensures warmth & comfort year-round. Outside, the well-designed corral system includes multiple board pens with automatic waterers.



Outdoor Facilities & Additional Features

For outdoor enthusiasts, the property boasts an iconic Rodeo arena—perfect for equestrian training and events—and an old racetrack that could easily be restored to its former glory. The outdoor arena requires minimal maintenance & offers excellent potential for a variety of uses.

Water is plentiful, with three high-quality wells located at the house, barn & oil lease, ensuring a reliable supply for livestock & daily needs.

Charming Family Home

The 1,664 sq. ft. residence features 3 Bdrms & 2 Bthrms, combining rustic charm with functional living. Built in two stages—the front half in 1990 and the back half in 2000—it's heated by a propane boiler. While the home is warm and inviting, some updates to the siding could enhance its exterior appeal.

Additional Income Potential

Adding to its value, the property includes a surface lease that generates approximately \$10,500 annually in land revenue.

This remarkable property offers everything needed for an Equestrian business, horse training facility, or private rural retreat.

Don't miss this rare opportunity to own a versatile, income-generating estate in an idyllic setting.

Built in 1990

Essential Information

MLS® #	A2184538
Price	\$1,175,000
Sold Price	\$1,175,000
Bathrooms	0.00
Square Footage	1,664
Acres	152.81
Year Built	1990

Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	60071 Township Rd 41-4
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Interior

Interior Features	Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, Propane, Wood Stove
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Farm, Pasture, Rolling Slope, Waterfall
Roof	Metal
Foundation	Piling(s), Slab

Additional Information

Date Listed	February 7th, 2025
Date Sold	March 14th, 2025
Days on Market	35
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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