



# 43342 Range Road 183 Rural Camrose County AB

\$1,950,000

Escape to the serene beauty of the Battle River badlands on this exceptional 148-acre horse property, featuring 85 acres of cultivated land. A charming 1918 one-room schoolhouse serves as the centerpiece, surrounded by essential outbuildings, equestrian facilities, and a spacious riding arena. The home offers 3 bedrooms, 1.5 bathrooms, and sweeping panoramic views. Flooded with natural light, the living space boasts a modern kitchen, wood-burning stove, and a walkout primary suite. Equestrian facilities include a riding arena, stable barn, and paddocks. Additional features include a double garage, heated shop, excellent well, septic, rainwater tank, trailer pad, and backup generator. Ideally located 10 minutes from Donalda and 30 minutes from Camrose, benefit from 85 acres of fertile land yielding wheat, canola, and oats, along with surface lease revenue. Enjoy privacy and natural beauty, perfect for avid equestrians or those seeking a serene retreat. Option to acquire the 20-acre acreage separately.

Listing Presented By:



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