



57123 RGE RD 50 Rural Lac Ste. Anne County AB

\$649,900

HORSE LOVER ALERT!!! 80 Acre Dream Property with Unique, Over-Built Arena/Barn w/Open Concept Home Above. Only 5 km Off Pavement. 2017 Build with the Intent of a Forever Home, Now Available for New Owners. From R65 in ceiling to 2' x 12" supports, the Arena/Barn/Home is an Engineered Building and can be used as Commercial Operation. Upstairs is 2,331 sf Home w/Wide Open Living Room/Dining/Kitchen with Fireplace, Vaulted Ceilings, Deck, Den & Views to Riding Arena Below. Breakfast Nook w/Built-In Bench, Walk-In Pantry & Center Island. Primary Bedroom Features Fireplace, 4 PC Ensuite, Walk-in Closet, Laundry & Access to Deck. Large 2nd Bedrm w/Access to Main 4 PC Bathroom. Riding Area is 60' x 60' with 5 stalls (12'x12') , 2 Tie stalls, Tack Room, Feed Room, Storage Room and Viewing Area. Cozy Cabin (447 sf) w/4 Pc Bath & Kitchen is next to 100' x 80' Outdoor Riding Arena. Also a Dugout, 6 Pens, Fenced & Cross Fencing, (some Electric) Storage Sheds. 60 Rolling Acres produce Hay. Close to the Pembina River.

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

john@theacedoteam.ca
<http://www.TheAcevedoTeam.ca>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net