



242044 Range Road 224 Rural Wheatland County Alberta

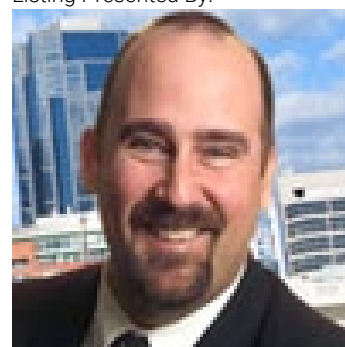
\$1,199,000

Lots of opportunity here to make this diamond in the rough come together to once again create a top notch horse training facility! This 146 ACRE property is only a short 10 minute drive East of Strathmore/ 35 minutes East of CALGARY and only 3 miles away from the new K-12 Wheatland Crossing School,and OFFERS 1) 240'X102'INDOOR RIDING ARENA with a tack room,wash rack,3 piece bathroom, and a small studio apartment. 2) ATTACHED BARN off of the arena with 8 large box stalls,tack room,sheoing area,feed room, and 220 wiring. 3) 1985 built modular bungalow with an addition and an oversized heated double attached garage. 4)A 711ft2 A-FRAME with 1 loft bedroom and a 3 piece bathroom/kitchen/living room with a wood stove and in floor heat. 5) EXTENSIVE CORRAL/PADDOCK SYSTEM with 14 covered turnout pens with waterers, as well as a chicken coop and tool shed. 6) 2 drilled water wells,3 septic systems, 4 dugouts, a small lake and the Western irrigation canal runs through the property(no water rights) . There are nice views and riding paths along the canal and a 1/2 mile private driveway to the buildings that helps insure privacy and livestock/pets security. Work/tlc is required. (id:6769)

Living room 22.00 Ft x 23.00 Ft
Dining room 16.00 Ft x 12.00 Ft
Kitchen 15.00 Ft x 12.00 Ft
Laundry room 10.00 Ft x 7.00 Ft
Primary Bedroom 16.00 Ft x 12.00 Ft
Bedroom 8.00 Ft x 9.00 Ft

Bedroom 10.00 Ft x 10.00 Ft
Bedroom 11.00 Ft x 9.00 Ft
4pc Bathroom 8.00 Ft x 5.00 Ft
2pc Bathroom 5.00 Ft x 5.00 Ft
3pc Bathroom 9.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

<https://foothillscountryliving.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca