



Rural Strathcona County Alberta

\$1,350,000

This property is a DREAM COME TRUE for EQUINE ENTHUSIASTS! Spanning 40.53 Acres, it offers everything you need for thriving equine activities! A 160 x 70 heated INDOOR RIDING ARENA, INSULATED & HEATED BARN w/septic, THIRTEEN-12 x 10 rubber matted stalls, WASH BAY, LAUNDRY/LUNCH ROOM, TACK RM & LOCKERS, & 2 pce bathrm. Outside you'll find numerous paddocks, 3 AUTO WATERERS, HAY & EQUIPMENT SHEDS, and an OVAL TRACK around the perimeter! The lrg 35 x 78 STORAGE QUONSET has 2x14 ft drive thru overhead doors & new vinyl cover. The FULLY RENOVATED house exudes charm with its vaulted ceilings boasting a cosy living area w/stone fireplace, 2 spacious bedrms, 2 bathrooms, and a GORGEOUS KITCHEN! Upper level has a MASSIVE PRIMARY SUITE w/4 pce ensuite, and is completed with a den w/fireplace overlooking the main level and AMAZING view out the west facing windows. Fully developed lower level is complete w/3 pce bath, bedrm, kitchen and flex areas. AMAZING HORSE PROPERTY on a beautiful and PRIVATE 40.53 Acres. (id:6769)

Family room 5.4 m X 3.6 m

Bedroom 4 2.7 m X 2.9 m

Second Kitchen 2.5 m X 3.5 m

Recreation room 6.2 m X 3.65 m

Living room 5 m X 6.4 m

Dining room 3 m X 3 m

Kitchen 4.9 m X 3.5 m

Bedroom 2 4 m X 4.2 m

Bedroom 3 3.3 m X 4.5 m

Den 25 m X 19 m

Primary Bedroom 5.5 m X 5.3 m

Listing Presented By:



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Exp Realty



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