



51328 Range Road 231 Sherwood Park Alberta

\$2,799,000

Welcome to an exceptional turnkey equine agri-business set on 107.24 beautiful acres. Designed for both comfortable country living & a thriving horse operation, this impressive property offers outstanding facilities, scenic natural surroundings & incredible income potential. The inviting bungalow features a bright, open floor plan w/ vaulted ceilings, 5 bedrooms (3 on the main level plus 2 downstairs) and 3 full bathrooms, including a spacious primary ensuite with jetted tub. Enjoy cozy evenings by the gas fireplace upstairs or the electric fireplace in the fully finished basement, c/w durable vinyl plank flooring and sauna included. A large main-floor laundry room incl sink & garden window, while the oversized attached double garage provides ample storage. Additional upgrades incl composite front decking & a new roof 2013. Step outside to your own private oasis featuring a beautifully landscaped yard, charming gazebo, tranquil pond, fenced dog yard w/ convenient dog ramp & welcoming firepit area perfect for time with family & friends. A clean, well-maintained county-permitted mobile home w/ 2 bedrooms - ideal for staff, family or rental income. The impressive clubhouse entrance to the barn creates a warm & inviting space for clients, boarders, clinics or social events. Complete with electric fireplace, trophy shelves, wet bar/coffee station w/ mini-fridge & microwave, bathroom w/ shower & bedroom/office, this versatile space adds tremendous value to the operation. The 36'x180' barn has been thoughtfully designed, offering exceptional ventilation, radiant heaters (rarely needed), 26 spacious 10'x12' box stalls, plus 5 additional 10'x10' stalls located in the arena. Features include a utility room servicing the house, barn & outdoor waterers, furnace for the clubhouse & tack room, 12'x20' tack room w/ dual entrances for easy future division, feed room, & wash bay wi...

Bedroom 13.08 Ft x 18.67 Ft

Bedroom 12.83 Ft x 15.75 Ft

Family room 12.50 Ft x 17.58 Ft

Recreational, Games room 13.08 Ft x 25.58 Ft

Storage 20.25 Ft x 17.49 Ft

Furnace 3.42 Ft x 17.49 Ft

3pc Bathroom 6.58 Ft x 15.00 Ft

Foyer 5.50 Ft x 11.17 Ft

Kitchen 13.42 Ft x 13.50 Ft

Laundry room 7.33 Ft x 10.58 Ft

Living room 13.08 Ft x 20.67 Ft

Bedroom 9.83 Ft x 8.08 Ft

Primary Bedroom 13.17 Ft x 10.08 Ft

Bedroom 13.17 Ft x 10.08 Ft

4pc Bathroom 7.58 Ft x 7.92 Ft

4pc Bathroom 7.58 Ft x 7.92 Ft

Listing Presented By:



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Real Broker



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