

51425 Range Road 80 Rural Parkland County Alberta

$1,599,999

Custom-built equestrian estate on 161 acres in Parkland County, about one mile north of the Brazeau County boundary near Drayton Valley. The 2007 bungalow offers 3,224 sq ft above grade plus a 2,598 sq ft fully finished walkout basement (iGuide RMS measurements). There are 4 bedrooms and 6 bathrooms (3 full, 3 half). The primary suite has a 5-piece ensuite with air jet tub and California Closets. Finishes include Brazilian walnut hardwood on the main floor, slate tile in the wet areas, 9 and 10 ft ceilings with coffered areas on the main, and 9 ft ceilings in the basement. The kitchen features a Wolf 6-burner gas rangetop, Wolf double wall ovens with warming drawer, Sub-Zero built-in refrigeration and ice maker, a Thermador wine fridge and a Miele dishwasher. Heating is three systems: forced air on the main floor with two high-efficiency furnaces, in-floor boiler heat in the basement, garage and main floor slate areas (boiler replaced 2022), plus central air. Outside there is an outdoor kitchen with a Wolf built-in BBQ, a swimming pool, a play area, an exposed aggregate driveway, an electric security gate and a triple attached heated garage. The quarter is fenced and cross-fenced, with about 70 acres open. The 36x60 Gabriel hip-roof barn has a heated tack room, 4 box stalls, 5 tie stalls and a 36x60 loft. Also on site: a 42x28x18 pole shed with loft, a 24x36 pole shed, 60 ft and 100 ft round pens, 6 corrals, 3 stock waterers, a hydrant and a dugout. A seasonal creek crosses the property with bridges in place, and trails lead north on Range Road 80 to the Pembina River. Tucked away on a very private dead end road, this property offers true peace and quiet. (id:6769)

Listing Presented By:



Originally Listed by:
eXp Realty - Sylvan Lake

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

2pc Bathroom 8.17 Ft x 5.92 Ft
3pc Bathroom 10.67 Ft x 11.25 Ft
4pc Bathroom 12.58 Ft x 15.42 Ft
Bedroom 10.75 Ft x 15.42 Ft
Bedroom 14.00 Ft x 22.67 Ft
Bedroom 10.83 Ft x 15.42 Ft
Laundry room 8.83 Ft x 11.58 Ft
Recreational, Games room 29.50 Ft x 26.83 Ft
Furnace 7.58 Ft x 12.92 Ft
2pc Bathroom 6.08 Ft x 6.42 Ft
2pc Bathroom 4.83 Ft x 5.33 Ft
5pc Bathroom 11.67 Ft x 18.58 Ft
Dining room 15.75 Ft x 14.50 Ft
Foyer 6.83 Ft x 9.92 Ft
Kitchen 18.17 Ft x 20.58 Ft
Laundry room 10.67 Ft x 8.00 Ft
Living room 20.50 Ft x 22.33 Ft
Other 17.08 Ft x 32.25 Ft
Pantry 8.50 Ft x 9.08 Ft

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