



Rural Sturgeon County Alberta

\$1,579,000

STUNNING EQUESTRIAN PROPERTY! 2299sq. ft. Cape Cod 2 Story on 75.76 acres just off Hwy 28, boasting 3+1 bedrooms, upper floor laundry, gorgeously decorated and updated. Walkout basement with 9 ft walls, in-floor heating, new boiler, & high-efficiency furnace. The upper deck offers breathtaking valley views while the lower deck includes a hot tub. Double attached garage, heated with in floor heat and 2 stalls. There is a 30x50 hiproof barn with living quarters, tie stalls and box stalls, a 30x50 machine shed with 5 bays. For additional accommodations, a modern 400 sq. ft. tiny home w/loft area, kitchen, bath & laundry, currently used as a short-term rental. Equestrian enthusiasts will love the 100x220 riding arena, roping chute, and numerous catch pens, with natural trails winding through the picturesque landscape. Seven pastures equipped with automatic watering & fencing make this an ideal boarding facility with potential to board 25+ horses. 270 acre lease of connected property also available. (id:6769)

Family room 4.17 m X 6.42 m

Bedroom 4 3.98 m X 3.8 m

Living room 5.77 m X 4.08 m

Dining room 3.63 m X 2.83 m

Kitchen 5.19 m X 3.47 m

Den 3.03 m X 4.1 m

Primary Bedroom 6.2 m X 4.15 m

Bedroom 2 3.782 m X 2.83 m

Bedroom 3 3.16 m X 3.94 m

Laundry room 3.03 m X 3.28 m

Listing Presented By:



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