



## Rural Sturgeon County Alberta

\$779,000

Calling all equestrian enthusiasts! This exceptional 13.56-acre property offers endless possibilities. The large two-story home features 5 bedrooms and 2 bathrooms, with a well-established yard site and two separate driveway approaches—one serving the residence and one dedicated to the farmyard. Equestrian facilities include a 70' x 110' indoor riding arena with three entrances, indoor stables, and a 70' x 90' sales ring, surrounding bleachers, and an auctioneer stand. The main building includes a public foyer, office space, concession stand, and a three-bedroom living apartment. The barn is equipped with a horse wash bay, grooming area, and tack room. Ideal for livestock operations or those requiring substantial indoor storage, this property offers incredible potential for the right buyer. With some TLC, it could truly shine. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Breakfast Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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