



51418 Highway 22 Highway Rural Parkland County Alberta

\$1,780,000

Beautiful, productive FULL Undivided 1/4, (160.77 Acres) located 12.5 miles north of Drayton Valley, on pavement! Set up for Cattle & Horses, the property brags a (160x70) HEATED INDOOR RIDING ARENA with Attached heated (128x40) 12 Stall Barn, all with newer Auto-waterers, a 3pc Washroom, Wash bay, huge Tack room w Lockers, Feed room & (32x34) Open storage. Infrastructure boasts 14 Paddocks/pastures, 9 stock Waterers, a dugout & numerous shelters. Love the 2006 (60x40) HEATED SHOP, plumbed for In-floor heat. The Arena & Shop are heated with an efficient, very affordable Coal Furnace! NEW FOOTING in 2024- Manufactured Sand, No Silica, No Organic & Triple washed. Low Maintenance, requires very little harrowing, holds moisture, almost ZERO Dust. Great producing, 100 Acres of HAY, w 35 acres newly seeded in 2023. The 1,576 Sqft. 5 Bdrm/3.5 Bthrm 2006 Bungalow enjoys Vaulted Ceilings, + the 1,565 SqFt. WALK-OUT Basement w In-floor heat & full Kitchen, a Wrap around Deck with beautiful panoramic Views! Total of 3,141 Sqft of Living Space! YES, a 2nd LOVELY 2008 HOME- 1,400 Sqft. 2 Bdrm/ 3 Bthrm 2008 Modular Home is currently rented for \$1,750/mon & renter pays heating. Much CLEAN-UP & RENOS have been completed here. Move-In Ready for your family Operation to host Clinics, Lessons, Training and cattle! (id:6769)

Bedroom 20.00 Ft x 11.00 Ft

Bedroom 9.00 Ft x 18.00 Ft

Kitchen 13.00 Ft x 16.00 Ft

Family room 19.00 Ft x 19.00 Ft

3pc Bathroom 11.00 Ft x 6.00 Ft

Other 16.00 Ft x 15.00 Ft

Storage 11.00 Ft x 8.00 Ft

Furnace 11.00 Ft x 6.50 Ft

Living room 14.58 Ft x 19.92 Ft

Dining room 11.67 Ft x 18.33 Ft

Primary Bedroom 11.67 Ft x 14.67 Ft

Bedroom 10.00 Ft x 11.50 Ft

Bedroom 11.00 Ft x 10.00 Ft

4pc Bathroom 7.50 Ft x 4.67 Ft

Kitchen 10.83 Ft x 11.67 Ft

Laundry room 9.50 Ft x 5.42 Ft

3pc Bathroom 7.50 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:
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