



## Rural Strathcona County Alberta

\$1,150,000

Escape to country living just 15 minutes from Sherwood Park with this exceptional 29.99-acre AG-zoned equestrian property, not in subdivision, offering privacy, functionality, and extensive upgrades. Designed for horse owners, it features a 170' x 140' outdoor riding arena, multiple horse pens with shelters and heated water bowls, fenced and cross-fenced pastures, and a private treed perimeter. A fenced crushed-asphalt road provides easy pasture access. The barn includes an oversized stall with rubber mats and a spacious tack/feed room. Water service includes a 3500-gallon cistern for the home plus a well supplying the yard and horse waterers. The 2600+ sq ft home offers stainless steel kitchen appliances, a renovated primary ensuite with heated floors, wood-burning and electric fireplaces, plus Fall 2025 upgrades: furnace, tankless water heater, and Energy Star windows and doors. Complete with an oversized double garage and huge deck/patio. (id:6769)

Bedroom 4 4.48 m X 3.18 m

Recreation room 7.3 m X 8.59 m

Utility room 3.99 m X 3.65 m

Living room 3.8 m X 6.47 m

Dining room 3.81 m X 3.04 m

Kitchen 3.8 m X 3.44 m

Primary Bedroom 3.81 m X 3.47 m

Bedroom 2 3.94 m X 3.23 m

Bedroom 3 3.97 m X 3.02 m

Listing Presented By:



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Royal LePage Prestige Realty

<http://www.kimgoodwin.ca/>



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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