



53322 RGE ROAD 213 Rural Strathcona County AB

\$975,000

FANTASTIC OPPORTUNITY to own this 38.27 acre EQUINE FACILITY in Strathcona County. The property is complete with a two-story house w/dbl car attached garage, INDOOR HEATED RIDING ARENA with BARN, SHOP and HAY/SHAVING SHED. The arena is approximately 60 x 200 with overhead heat, lighting, and ROUND PEN. The attached barn has 3 GROOMING TIE STALLS, 30 TACK LOCKERS, trainers TACK ROOM, WASH BAY, 2 piece washroom, and a large area that could be converted into a suite or office area. Completing the barn are 21 BOX STALLS most with RUBBER MATS and AUTOMATIC WATERERS, 6 tie stalls, and a LARGE FEED ROOM. The house offers a massive living room with attached den, cozy family-room with wood-burning fireplace, large kitchen w/dining area and 2 piece bathroom complete this main level. Upper level consists of large primary bedroom with huge walk-in closet, ensuite bath (under renovation), 2 additional bdrms and 4 piece bath. House and barn have separate septic systems. Zoned Agricultural . GST may apply

Listing Presented By:



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