

\$2,364,000 - 390039 Range Road 5-4, Rural Clearwater County

MLS® #A2184539

\$2,364,000

4 Bedroom, 2.00 Bathroom, 1,520 sqft
Residential on 154.00 Acres

NONE, Rural Clearwater County, Alberta

Spur West is a premier equestrian or commercial facility, spanning 154 acres with 121 acres of its own productive Hayland. Conveniently located off paved Hwy 11 and RR 5-4, just 34 minutes West of Red Deer OR 12 minutes East of Rocky Mountain House, AB. It offers a 25,000 sqft (100x250x20ft) Engineered Steel, fully insulated, HEATED ARENA or commercial space built, in 2015, with a wash bay, tack room & staging arena, multiple overhead doors. Equipped with 2 radiant heaters, 2 HRV systems & an industrial fan, it is Event-ready for jumping, reining, ranch roping, 4H events, clinics, and more, with 15 pens, 10 paddocks & 5 auto-waterers. The facility includes a Viewing Lounge with a kitchen, 2 accessible Bthrms, plus a partially finished 34' x 100' Upper Mezzanine with roughed-in utilities for a kitchen, 6 Bthrms & 2 showers. The 2022-built barn (84' x 36') features 12 removeable stalls, all with auto-waterers, radiant heat, HRV & a 14ft wide full Length Lean-to & an additional 80' x 40' x 16' Equipment / Hay shed, 8 large Steel pipe pens & fenced pastures. An 150 x 240 x 6ft Steel RANCH Panel OUTDOOR Sand ARENA with 3 Gates, 2 are Over-Head Ride-Thru Gates. Residential options include a 2013 Modular Home (1,520 sq ft, 4 Bdrm / 2 Bth) & an optional 2nd Home-a 2013 All season Knotty Pine Cabin (2 Bdrm/1



Bth)could be available for purchase. Utilities include 2 water wells, 2 septic systems, natural gas & propane. The property offers a stunning Mountain View, beautiful landscaping with over 1,000 trees, an upgraded power system & full PAVED access. Hwy 11 twinning planned for 2025, will most certainly increase the property value! A turn-key, income producing operation includes all necessary equipment to run a successful business, OPTIONS to exclude Home &/or Equestrian equipment for a reduced price, if you wish to keep it to yourself & build your DREAM HOME. A rare opportunity for those seeking size, location & quality! See the Commercial Land and Buildings ONLY Listing- MLS A2193375

Built in 2013

Essential Information

| | |
|----------------|--------------------------------------|
| MLS® # | A2184539 |
| Price | \$2,364,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,520 |
| Acres | 154.00 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Modular Home |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 390039 Range Road 5-4 |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |

Postal Code T0M 0C0

Amenities

Utilities Electricity Paid For

Parking None

Interior

Interior Features Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Soaking Tub

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Gas Stove

Heating Forced Air, Natural Gas, Wood Stove, Propane, Wood

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning Stove, Glass Doors, Great Room, Metal

Basement None

Exterior

Exterior Features None

Lot Description Back Yard, Farm, Corners Marked

Roof Asphalt Shingle, Metal

Construction Vinyl Siding, Wood Frame, Metal Frame, Metal Siding, See Remarks

Foundation Piling(s)

Additional Information

Date Listed February 18th, 2025

Days on Market 46

Zoning AG

Listing Details

Listing Office Coldwell Banker Ontrack Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.