

## 587-777-7276

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## 25579 Twp Rd 382 Rural Red Deer County, Alberta

MLS # A2223876



\$1,449,900

Division: Joffre Bridge

Cur. Use: Agricultural, Grazing, Horses

Style: 
Size: 1,678 sq.ft. Age: 2003 (22 yrs old)

Beds: 5 Baths: 4

Garage: 
Lot Size: 39.88 Acres

Lot Feat: -

**Heating:** Forced Air, Propane Water: Private, Well Floors: Sewer: Carpet, Laminate, Linoleum Septic Tank Roof: **Near Town:** Red Deer Asphalt Shingle **Basement:** LLD: 7-38-25-W4 Exterior: Zoning: AG Foundation: **Utilities:** 

Features: Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance, Storage, Vinyl Windows

Major Use: Equestrian

Welcome to this unique farm within minutes of Red Deer being used to raise and train horses and a handful of chickens too. Two complete fully finished homes, one is 28 x 52 with a 12 x 20 addition, the other is 14 x 69 with a 12 x 46 addition both sitting on pilings and wooden crate blocking. Each home comes with Fridge, Stove, Dishwasher and Washer / Dryer. Also included are all window coverings and ceiling fans. Shingles replaced on both homes 3 years ago, and water well pump is only 2 years old. Farm buildings include a 32 x 64 barn with plenty of horse stalls, pens and a training round ring. Outside buildings include Gazebo, sheds, wellhouse with water softener and manifold to control water every where on the farm. There are chicken sheds, horse shelters, 3 horse waterers, 3 hydrants and the homes have a shared septic tank and field. A one of a kind set up to live and run a horse boarding facility, and to have a residence for your staff. The view in all directions is awesome, from the south valley down to the flowing creek, to the horizon area looking over Joffre Bridge. A very quiet and peaceful location. Come take a look!