



69077 Range Road 194
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2299642



\$650,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	-		
Lot Size:	36.39 Acres		
Lot Feat:	-		

Heating:	-	Water:	Dugout, Well
Floors:	-	Sewer:	Septic System
Roof:	-	Near Town:	Valleyview
Basement:	-	LLD:	4-69-19-W5
Exterior:	-	Zoning:	A-1
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	-		

Major Use: Equestrian

Located just 1 mile off pavement, East of Valleyview, this exceptional 36.39-acre horse training facility is completely set up and ready to go. The property features both an indoor and outdoor riding arena, both configured for roping. The fully insulated and heated 80 x 180 indoor arena includes a viewing/relaxing mezzanine, roping chute, tie rails, and a return alley for cattle — everything a serious roper needs under one roof. The outdoor arena measures an impressive 300 x 170 and provides a great setup for those nicer days. The equestrian infrastructure continues with a large horse barn complete with box stalls, multiple waterers at both the barn and corrals, cross-fencing and perimeter fencing throughout, and a hay barn and machine shed to keep your operation running smoothly. A large dugout is on the property, and the house is supplied by its own drilled water well. The pasture land is set up and ready for livestock. The home is a 944 sq ft bungalow built in 1950, featuring 2 bedrooms, 1 bathroom, forced air/natural gas heating, laminate and linoleum flooring, a wood burning fireplace in the basement, and a full partially finished basement with laundry. A 40 x 32 double detached garage/shop rounds out the yard site, along with a 32 x 40 equipment storage building and additional outbuildings. Sitting close to Crown Land with good hunting in the area, this property is tranquil, private, and fully functional. Whether you're running a training operation or simply want a turnkey equestrian acreage, this one checks every box.