



**GRASSROOTS**

REALTY GROUP

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51341 Range Road 210  
Hastings Lake, Alberta

MLS # A2299684



**\$2,244,400**

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	7,069 sq.ft.	Age:	1995 (31 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	-		
Lot Size:	77.57 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	-
Basement:	-	LLD:	19-51-20-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Equestrian, Hay

Set along the shores of Hastings Lake, this exceptional 77.57-acre property offers a rare combination of lakefront living, 7000+ square foot of living space and a fully developed equestrian facility, located just 15 minutes from Sherwood Park. With two residences, a complete indoor and outdoor horse setup, and irrigation water rights, this property is well suited for those looking to operate, expand, or simply enjoy acreage living with purpose. The main residence offers over 7,000 sq.ft. of above-grade living space, thoughtfully designed for both everyday living and entertaining. The heart of the home is a spacious kitchen featuring hickory cabinetry, granite countertops, and a large central island, flowing into an open dining and living area. Expansive windows and a bright sunroom/office capture natural light and scenic views of Hastings Lake. The main level includes a private primary suite with a 5-piece ensuite and walk-in closet, along with three additional bedrooms and multiple bathrooms. The fully developed lower level features two more bedrooms, a large recreation room of over 1,300 sq.ft. complete with a wet bar, a spacious solarium with hot tub, two natural gas fireplaces, and dual laundry setups. A 992 sq.ft. triple attached garage provides ample space for vehicles and storage. A second residence on the property adds flexibility for extended family, staff, or rental income. The main floor includes three bedrooms and comfortable living space, while the basement features a fully self-contained legal suite with its own kitchen, bedroom, bathroom, and in-suite laundry. The equestrian facilities are well established and designed for year-round use. A heated indoor riding arena measuring 170' x 70' (built in 2014) is directly connected to the barn for convenience. The heated barn includes 16 stalls, a wash bay, three tie stalls, two tack rooms, a feed room, and

a bathroom. The outdoor setup is organized for efficient horse management, featuring six large paddocks, nine smaller paddocks, and three larger fenced areas. Additional improvements include a 50' x 32' shop, pole barn, hip-roof barn, detached garage, and multiple storage buildings. The land itself offers a functional mix of open and usable space, with lakefront access to Hastings Lake and irrigation water rights in place. The layout supports both equestrian and agricultural use, while the setting provides privacy, views, and long-term usability. A well-rounded and fully equipped property offering scale, flexibility, and a complete setup in a highly desirable location.