



20, 37280 Highway 816
Rural Red Deer County, Alberta

MLS # A2316126



\$1,986,461

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	10,953 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	160.00 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Lake, Treed, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Concrete, Vinyl	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	17-37-25-W4
Exterior:	Post & Beam, Wood Frame	Zoning:	AG
Foundation:	Pillar/Post/Pier	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bar, Kitchen Island, Open Floorplan, Storage		

Inclusions: All Cabinetry, Pool Table including accessories, Fridge/Freezer in utility room, All Standing Panels in Current Use, Hunting Stand/Blind

160 + Acres of Ultimate Privacy, Recreation & Opportunity – Just 15 Minutes Southeast of Red Deer. Welcome to an exceptionally rare 160 + acre recreational & agricultural property offering unparalleled privacy, breathtaking natural beauty, & endless possibilities. Tucked away at the end of a private no-exit road, this remarkable property offers the ultimate wildlife retreat, complete with a private lake, mature forests, rolling hills, wetlands, & frequent sightings of moose, elk, deer, waterfowl, & countless other native species. The land consists of approximately 148.5 + acres of trees, trails & water features, with an 11.50 + acre developed yard site. Whether you're seeking a private family retreat, equestrian facility, livestock operation, recreational paradise, or business headquarters, this property offers a unique combination of natural beauty & functional improvements. A highlight of the property is the private lake, approximately 18 + feet deep, offering excellent recreational opportunities & suitable conditions for stocking trout. The diverse mix of mature timber, wetlands, open clearings, & waterfront habitat creates recreational opportunities for nature enthusiasts, hunters, photographers, & outdoor adventurers. Approximately 60–80 + acres of elk fencing further enhance the property's livestock & specialty-use potential. Zoned Agricultural (AG), the property offers flexibility for a variety of agricultural, recreational, & business ventures. At the heart of the property is an impressive house-style development, combining approximately 1,947 + sq. ft. of living space with a 60' x 150' fully finished & heated commercial/shop facility. This rare live-work configuration provides flexibility for business owners, equestrian enthusiasts, hobby farmers, & recreational users alike. The upper-level residence, built

in 2015, features 2 bedrooms, 1 full bathroom, a spacious family room, kitchen, dining area, laundry, central air conditioning, & in-floor heat. The 60' x 150' shop encompasses approximately 10,953 ± sq. ft. & features LED lighting, in-floor heat, a full bar area, bathroom, games room, utility room, & extensive storage. Whether utilized for business operations, equipment storage, livestock activities, entertaining, or converted back into an indoor riding arena, the possibilities are nearly endless. Complementing the main building is a 48' x 50' heated shop with attached lean-to, ideal for equipment, recreational vehicles or machinery. Over the past 18 months, the current owner has made significant improvements throughout the property. Extensive trail systems have been developed throughout the property, providing miles of private access for horseback riding, ATV & side-by-side adventures, hiking, wildlife viewing, & year-round enjoyment. Properties offering this level of privacy, private waterfront, & proximity to Red Deer rarely come available. Experience the perfect balance of recreation, nature, business potential, & country living in one package.