



GRASSROOTS
REALTY GROUP

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36142A Highway 2 Service Road S
Rural Red Deer County, Alberta

MLS # A2316647



\$1,399,999

Division:	NONE		
Cur. Use:	Horses		
Style:	Bungalow		
Size:	1,089 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	-		
Lot Size:	28.76 Acres		
Lot Feat:	Triangular Lot		

Heating:	-	Water:	Well
Floors:	-	Sewer:	Septic Tank
Roof:	-	Near Town:	Penhold
Basement:	Full	LLD:	12-36-28-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows		

Major Use: Equestrian

~ Turnkey Equestrian Facility on 28.76 Acres ~ Highway 2 Exposure ~ Rarely does a property like this come to market. Nestled on 28.76 acres of AG-zoned land in Red Deer County, this exceptional equestrian facility is fully equipped and ready for horses, your business, or both, with prime Highway 2 frontage and an easy commute to Red Deer, Penhold, and Innisfail. At the heart of the property sits an impressive 16-stall heated barn spanning 5,000+ SQFT, thoughtfully designed with an office, wash rack, medical room/workshop, laundry and a bathroom. Everything you need to run a professional operation without leaving the property. Train and condition with confidence on the 1/2-mile banked training track, then turn horses out with ease into fenced paddocks complete with shelters, automatic waterers, and a central round pen. Ground has already been broken to expand paddocks and add further turnout pens. The renovated 1,000+ SQFT bungalow offers comfortable, move-in-ready living with updated windows, siding, roofing, paint, and more. The main floor boasts an open and bright living space, dining room, and kitchen, along with a 3 piece bathroom, bedroom, and the primary bedroom with a 2 piece ensuite. Downstairs, you'll find a large family space, the start of a kitchenette area, two more bedrooms, and a large laundry space and bathroom. Step outside to a stunning backyard retreat featuring mature trees, a beautiful garden, and plenty of room to expand or create. Whether you're building a training operation, boarding facility, breeding program, or simply want acreage living with room for horses, this property delivers rare infrastructure, highway visibility, and a location that keeps you close to everything. AG zoning allows the flexibility for multiple business ventures, not just equestrians. Opportunities like this don't come around

often.