



GRASSROOTS
REALTY GROUP

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390039 Range Road 54
Alhambra, Alberta

MLS # A2318724



\$2,399,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Horses, Pasture		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	Cleared, Corner Lot, Farm, Gentle Sloping, Landscaped, Lawn, Pasture		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	-
Basement:	-	LLD:	4-39-5-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Equestrian, Hay, Pasture

PRIME CENTRAL ALBERTA HWY FRONTAGE Exceptional 25,000 sqft. (100x250x20ft) Insulated, heated STEEL Engineered Equestrian & Event facility. Situated on a 138.6 Acres & wonderfully located on paved Highway 11, just 32 mins W of Red Deer, AB & Hwy 2. Fully operational property, perfectly diverse for commercial activities, it enjoys a Heated Viewing lounge w Kitchen, 2 accessible Bthrms. The 34x100ft upper Mezzanine with roughed-in plumbing for 6 Bthrm /2 Showers & Natural Gas for a Kitchen, ready for completion. Just built in 2022, the Heated Barn 36x84x14ft (with full length 14 ft Lean-too) features 12 stalls, all w Auto waterers. Don't worry about sourcing hay! You can produce your OWN HAY on a productive S sloping 105 Acres and store it out of the weather in the 40x80x16ft Hay Shed, it was also just built in 2022. Steel pipe paddocks--fenced & cross-fenced, 2 water wells, 2 septic systems add to the value. Live the dream, enjoy the lifestyle & generate income with this well-established business! WANT to build your DREAM HOME? The 2013 1,520 sq. ft. 4-Bdrm, 2-Bthrm modular, can be removed to adjust the sale price. With ongoing developments in this area, this property is a robust investment opportunity expecting significant growth potential, for equestrian enthusiasts or anyone looking to capitalize on its strong location, quality buildings & income potential.