



GRASSROOTS
REALTY GROUP

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51328 Range Road 231
Sherwood Park, Alberta

MLS # A2326937



\$2,799,000

Division:	NONE		
Cur. Use:	-		
Style:	Modular Home		
Size:	1,591 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	107.24 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Sherwood Park
Basement:	Full	LLD:	23-51-23-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Major Use: Equestrian

Welcome to an exceptional turnkey equine agri-business set on 107.24 beautiful acres. Designed for both comfortable country living & a thriving horse operation, this impressive property offers outstanding facilities, scenic natural surroundings & incredible income potential. The inviting bungalow features a bright, open floor plan w/ vaulted ceilings, 5 bedrooms (3 on the main level plus 2 downstairs) and 3 full bathrooms, including a spacious primary ensuite with jetted tub. Enjoy cozy evenings by the gas fireplace upstairs or the electric fireplace in the fully finished basement, c/w durable vinyl plank flooring and sauna included. A large main-floor laundry room incl sink & garden window, while the oversized attached double garage provides ample storage. Additional upgrades incl composite front decking & a new roof 2013. Step outside to your own private oasis featuring a beautifully landscaped yard, charming gazebo, tranquil pond, fenced dog yard w/ convenient dog ramp & welcoming firepit area perfect for time with family & friends. A clean, well-maintained county-permitted mobile home w/ 2 bedrooms - ideal for staff, family or rental income. The impressive clubhouse entrance to the barn creates a warm & inviting space for clients, boarders, clinics or social events. Complete with electric fireplace, trophy shelves, wet bar/coffee station w/ mini-fridge & microwave, bathroom w/ shower & bedroom/office, this versatile space adds tremendous value to the operation. The 36'x180' barn has been thoughtfully designed, offering exceptional ventilation, radiant heaters (rarely needed), 26 spacious 10'x12' box stalls, plus 5 additional 10'x10' stalls located in the arena. Features include a utility room servicing the house, barn & outdoor waterers, furnace for the clubhouse & tack room, 12'x20' tack room w/ dual entrances for easy future division, feed room, & wash bay with

hot/cold. The water system is configured for individual fill taps at each stall. Train year-round in the attached 60'x180' insulated & heated indoor arena (heater has never been used). You can also enjoy the expansive 100'x200' outdoor arena. A large silo for hay cubes included. The property is ideally set up for easy horse management w/ front paddocks featuring automatic waterers, five side paddocks w/ shelters & auto waterers, pipe & cable fencing & metal gates. Nature lovers will appreciate the trails winding through the treed acreage, perfect for walking, trail riding & enjoying abundant wildlife. The property is adjacent to 21.79 acres of Environmental Reserve, and three Enviro Reserve Easements on property (2.69, 2.27 and 3.06 acres), preserving the natural beauty & enhancing privacy. Infrastructure includes 2 septic systems & fields, along with a strong-producing well. Whether you're expanding an established equine business, operating a boarding/training facility or simply searching for an extraordinary country estate with first-class horse amenities, this property is ready for you!