

# \$2,364,000 - 390039 Range Road 5-4, Rural Clearwater County

MLS® #A2184539

**\$2,364,000**

4 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 154.00 Acres

NONE, Rural Clearwater County, Alberta

Spur West is a premier equestrian or commercial facility, spanning 154 acres with 121 acres of its own productive Hayland. Conveniently located off paved Hwy 11 and RR 5-4, just 34 minutes West of Red Deer OR 12 minutes East of Rocky Mountain House, AB. It offers a 25,000 sqft (100x250x20ft) Engineered Steel, fully insulated, HEATED ARENA or commercial space built, in 2015, with a wash bay, tack room & staging arena, multiple overhead doors. Equipped with 2 radiant heaters, 2 HRV systems & an industrial fan, it is Event-ready for jumping, reining, ranch roping, 4H events, clinics, and more, with 15 pens, 10 paddocks & 5 auto-waterers. The facility includes a Viewing Lounge with a kitchen, 2 accessible Bthrms, plus a partially finished 34' x 100' Upper Mezzanine with roughed-in utilities for a kitchen, 6 Bthrms & 2 showers. The 2022-built barn (84' x 36') features 12 removeable stalls, all with auto-waterers, radiant heat, HRV & a 14ft wide full Length Lean-to & an additional 80' x 40' x 16' Equipment / Hay shed, 8 large Steel pipe pens & fenced pastures. An 150 x 240 x 6ft Steel RANCH Panel OUTDOOR Sand ARENA with 3 Gates, 2 are Over-Head Ride-Thru Gates. Residential options include a 2013 Modular Home (1,520 sq ft, 4 Bdrm / 2 Bth) & an optional 2nd Home-a 2013 All season Knotty Pine Cabin (2 Bdrm/1



Bth)could be available for purchase. Utilities include 2 water wells, 2 septic systems, natural gas & propane. The property offers a stunning Mountain View, beautiful landscaping with over 1,000 trees, an upgraded power system & full PAVED access. Hwy 11 twinning planned for 2025, will most certainly increase the property value! A turn-key, income producing operation includes all necessary equipment to run a successful business, OPTIONS to exclude Home &/or Equestrian equipment for a reduced price, if you wish to keep it to yourself & build your DREAM HOME. A rare opportunity for those seeking size, location & quality! See the Commercial Land and Buildings ONLY Listing- MLS A2193375

Built in 2013

### Essential Information

MLS® #	A2184539
Price	\$2,364,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	154.00
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	390039 Range Road 5-4
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta

Postal Code T0M 0C0

### **Amenities**

Utilities Electricity Paid For

Parking None

### **Interior**

Interior Features Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Soaking Tub

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Gas Stove

Heating Forced Air, Natural Gas, Wood Stove, Propane, Wood

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning Stove, Glass Doors, Great Room, Metal

Basement None

### **Exterior**

Exterior Features None

Lot Description Back Yard, Farm, Corners Marked

Roof Asphalt Shingle, Metal

Construction Vinyl Siding, Wood Frame, Metal Frame, Metal Siding, See Remarks

Foundation Piling(s)

### **Additional Information**

Date Listed February 18th, 2025

Days on Market 45

Zoning AG

### **Listing Details**

Listing Office Coldwell Banker Ontrack Realty

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