

\$1,780,000 - 51418 Highway 22 Highway, Rural Parkland County

MLS® #A2161268

\$1,780,000

5 Bedroom, 3.00 Bathroom,
Agri-Business on 160.77 Acres

NONE, Rural Parkland County, Alberta

Beautiful, productive FULL Undivided 1/4, (160.77 Acres) located 12.5 miles north of Drayton Valley, on pavement! Set up for Cattle & Horses, the property brags a (160x70) 11,200 Sq.Ft. HEATED INDOOR RIDING ARENA with Attached heated (128x40) 12 Stall Barn, built in 2006, all with newer Auto-waterers, a 3pc Washroom, Wash bay, huge Tack room w Lockers, Feed room & (32x34) Open storage. Infrastructure boasts 14 Paddocks/pastures, 9 stock Waterers, a dugout & numerous shelters. Love the 2006 (60x40) HEATED SHOP, plumbed for In-floor heat. The Arena & Shop are heated with an efficient, very affordable Coal Furnace! NEW FOOTING in 2024- Manufactured Sand, No Silica, No Organic & Triple washed. Low Maintenance, requires very little harrowing, holds moisture, almost ZERO Dust. Great producing, 100 Acres of HAY, w 35 acres newly seeded in 2023.

The 1,576 Sqft. 5 Bdrm/3.5 Bthrm 2006 Bungalow enjoys Vaulted Ceilings,+ the 1,565 SqFt. WALK-OUT Basement w In-floor heat & full Kitchen, a Wrap around Deck with beautiful panoramic Views! Total of 3,141 Sqft of Living Space!

YES, a 2nd LOVELY 2008 HOME- 1,400 Sqft. 2 Bdrm/ 3 Bthrm 2008 Modular Home is currently rented for \$1,750/mon & renter pays heating. Much CLEAN-UP & RENOS have been completed here.



Move-In Ready for your family Operation to
host Clinics, Lessons, Training and cattle!

Essential Information

MLS® #	A2161268
Price	\$1,780,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Acres	160.77
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	51418 Highway 22 Highway
Subdivision	NONE
City	Rural Parkland County
County	Parkland County
Province	Alberta
Postal Code	T7A 1R7

Additional Information

Date Listed	September 2nd, 2024
Days on Market	255
Zoning	AG

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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