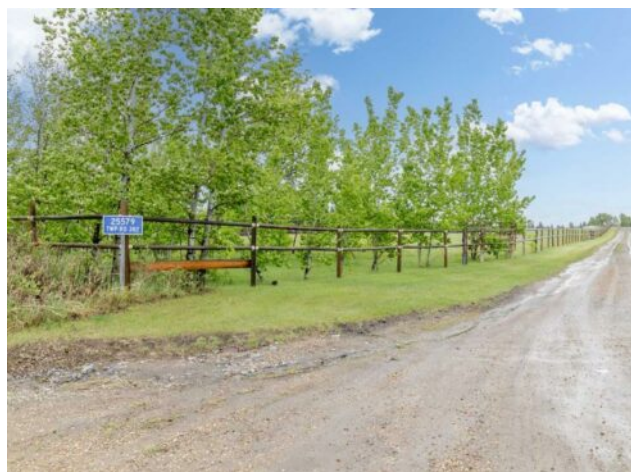


25579 Twp Rd 382  
 Rural Red Deer County, Alberta

MLS # A2223876



# \$1,449,900

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | Joffre Bridge                 |               |                   |
| <b>Cur. Use:</b> | Agricultural, Grazing, Horses |               |                   |
| <b>Style:</b>    | -                             |               |                   |
| <b>Size:</b>     | 1,678 sq.ft.                  | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 5                             | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | -                             |               |                   |
| <b>Lot Size:</b> | 39.88 Acres                   |               |                   |
| <b>Lot Feat:</b> | -                             |               |                   |

|                    |                                                                                              |                   |               |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|---------------|
| <b>Heating:</b>    | Forced Air, Propane                                                                          | <b>Water:</b>     | Private, Well |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                                                   | <b>Sewer:</b>     | Septic Tank   |
| <b>Roof:</b>       | Asphalt Shingle                                                                              | <b>Near Town:</b> | Red Deer      |
| <b>Basement:</b>   | -                                                                                            | <b>LLD:</b>       | 7-38-25-W4    |
| <b>Exterior:</b>   | -                                                                                            | <b>Zoning:</b>    | AG            |
| <b>Foundation:</b> | -                                                                                            | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance, Storage, Vinyl Windows |                   |               |

**Major Use:** Equestrian

Welcome to this unique farm within minutes of Red Deer being used to raise and train horses and a handful of chickens too. Two complete fully finished homes, one is 28 x 52 with a 12 x 20 addition, the other is 14 x 69 with a 12 x 46 addition both sitting on pilings and wooden crate blocking. Each home comes with Fridge, Stove, Dishwasher and Washer / Dryer. Also included are all window coverings and ceiling fans. Shingles replaced on both homes 3 years ago, and water well pump is only 2 years old. Farm buildings include a 32 x 64 barn with plenty of horse stalls, pens and a training round ring. Outside buildings include Gazebo, sheds, wellhouse with water softener and manifold to control water every where on the farm. There are chicken sheds, horse shelters, 3 horse waterers, 3 hydrants and the homes have a shared septic tank and field. A one of a kind set up to live and run a horse boarding facility, and to have a residence for your staff. The view in all directions is awesome, from the south valley down to the flowing creek, to the horizon area looking over Joffre Bridge. A very quiet and peaceful location. Come take a look !