



242044A Range Road 224 , Rural Wheatland County, Alberta - \$1,199,000



Main Photo

Property Description

Lots of opportunity here to make this diamond in the rough come together to once again create a top notch horse training facility! This 146 ACRE property is only a short 10 minute drive East of Strathmore/ 35 minutes East of CALGARY and only 3 miles away from the new K-12 Wheatland Crossing School, and OFFERS 1) 240'X102' INDOOR RIDING ARENA with a tack room, wash rack, 3 piece bathroom, and a small studio apartment. 2) ATTACHED BARN off of the arena with 8 large box stalls, tack room, sheeing area, feed room, and 220 wiring. 3) 1985 built modular bungalow with an addition and an oversized heated double attached garage. 4) A 711ft² A-FRAME with 1 loft bedroom and a 3 piece bathroom/kitchen/living room with a wood stove and in floor heat. 5) EXTENSIVE CORRAL/PADDOCK SYSTEM with 14 covered turnout pens with waterers. as well as a chicken coop and tool shed. 6) 2 drilled water wells, 3 septic systems, 4 dugouts, a small lake and the Western irrigation canal runs through the property (no water rights). There are nice views and riding paths along the canal and a 1/2 mile private driveway to the buildings that helps insure privacy and livestock/pets security. Work/tlc is required.

REALTOR Referral





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