\$1,386,000 - 36033 Range Rd 40, Rural Red Deer County

MLS® #A2185495

\$1,386,000

0 Bedroom, 0.00 Bathroom, Agri-Business on 157.89 Acres

NONE, Rural Red Deer County, Alberta

158 Acres – Two Titled Parcels in Prime Central Alberta land with Rocky Mountain Views

This expansive 158-acre property in Red Deer County is a rare and versatile offeringâ€"two separate titles combine to create a unique blend of productive farmland, private pasture, and homestead potential, all set against the stunning backdrop of Alberta's Rocky Mountains.



74.44 acres of cultivated cropland83.45 acres of private pasture and homesteadland

Key Features:

Fully perimeter-fenced and turnkey for livestock

Complete high-quality steel corral system and cattle-handling setup

Perfect for farming, ranching, or a rural business venture

Incredible privacy, yet easily accessible via gravel road

Whether you're looking to expand your agricultural operation or build a quiet country lifestyle, this property offers exceptional functionality, flexibility, and long-term value.

Heritage Home & Utilities

The original farmhouse is rich with character,







built from solid fir and topped with a durable tin roof. While it requires updates, it's a solid foundation for customization. The main floor includes a kitchen, living area, sunken family room, one bedroom, small bathroom, and laundry room. Upstairs you'II find three more bedrooms and a spacious rumpus room.

Included appliances: fridge, stove, dishwasher,

washer, and dryer

Heating: Wood-burning stove for cozy,

year-round comfort

Water: Three wells (1 soft, 2 hard), with

filtration system

Septic: Updated in 2017

Infrastructure for Serious Agriculture
Barn: Heavy-duty metal barn with 8 large
birthing/bull stalls, power, water, and a bathing
area

Quonsets:

Large (40' x 120') â€" 12 metal horse stalls, powered Medium (40' x 60') â€" Straight-sided, ideal for riding, auctions, and events

Additional Outbuildings:

120-ft metal shop with multiple bays, drive-through access, and oil pit 200-ft bull shelter with 6 paddocks, auto-waterers, and steel fencing Several three-sided livestock shelters (both newer and older)

Livestock System:

16 interlocking pastures14 auto-waterers on cement pads (not all in use)

Storage:

4 steel grain bins

3 large fuel tanks included

Recreational Value & Lifestyle:

Located in Alberta's famed recreational corridor, this property offers great access to outdoor adventureâ€"trout fishing along the Raven River, trophy hunting, hiking, and horseback riding are all nearby.

Nearby Attractions & Distances:

Swan Lake – 40 min

Banff – 1.5 hrs

Cochrane – 1 hr

Calgary International Airport – 1 hr 15 min Edmonton International Airport – 1.5 hrs

Spruce View – 8 min Innisfail – 20 min

Olds – 35 min

Red Deer – 40 min

Community

Spruce View is a friendly rural community offering amenities like grocery stores, restaurants, and regular local eventsâ€"everything you need, close to home.

Property Taxes: \$2,261.85

Essential Information

MLS® # A2185495

Price \$1,386,000

Bathrooms 0.00

Acres 157.89

Type Agri-Business

Sub-Type Agriculture

Status Active

Community Information

Address 36033 Range Rd 40

Subdivision NONE

City Rural Red Deer County

County Red Deer County

Province Alberta
Postal Code T0M 1V0

Interior

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Additional Information

Date Listed January 7th, 2025

Days on Market 282

Zoning AG

Listing Details

Listing Office Real Estate Centre - Coaldale

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