

# \$1,080,000 - 535034b 55a Range, Rural Vermilion River, County of

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MLS® #A2222465

**\$1,080,000**

3 Bedroom, 3.00 Bathroom, 1,175 sqft  
Agri-Business on 49.17 Acres

NONE, Rural Vermilion River, County of, Alberta

Raft Hills â€“ "The Home Ranch" | Lakefront | Equestrian Set-Up | Pavement Access | Clandonald, Alberta. Raft Hills is a once-in-a-generation opportunity to own a breathtaking, fully-equipped equestrian and ranch property along the shores of Raft Lake in east central Alberta. This 49 acre estate offers an extraordinary combination of lakefront serenity, historic charm, purpose-built horse infrastructure, and wide-open spaceâ€”all with the convenience of pavement right to the property. The heart of the ranch is a well-crafted 1,175 square foot bungalow, built by the renowned late Henry Wasylik. Thoughtfully designed to capture the views of South Raft Lake, the home features a retreat-style master suite with a jetted tub and private deck access, rustic 3/4" cherry flooring, and an efficient wood-burning stove. The bright walk-out basement offers two additional bedrooms and ample storage. Horse lovers will be immediately drawn to the exceptional facilities, including a fully restored and heated historic barn with character-rich features like the original hay trolley, and a professionally developed 80â€™<sup>TM</sup> x 140â€™<sup>TM</sup> riding arena with a solid sand base. The arena is perfectly positioned for natural drainage and scenic viewsâ€”an ideal setting for training, events, or unforgettable rides. A network of private trails winds through the property, leading to a



secluded rustic cabin for quiet escapes. Services include a private water well, pump-out septic, and affordable power and gas averaging \$303.74/month. Taxes are just \$1,677.29 annually. Properties like Raft Hills are incredibly rare—where legacy, landscape, and lifestyle converge in one spectacular package. This is more than a home; it’s an Alberta ranching experience waiting to be lived.

Built in 1984

**Essential Information**

MLS® #	A2222465
Price	\$1,080,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,175
Acres	49.17
Year Built	1984
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

**Community Information**

Address	535034b 55a Range
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 0X0

**Amenities**

Is Waterfront	Yes
Waterfront	See Remarks, Beach Access, Beach Front, Creek, Lake, Lake Front, Pond, Waterfront

**Exterior**

Roof                      Asphalt Shingle

**Additional Information**

Date Listed              May 19th, 2025  
Days on Market        48  
Zoning                    AG

**Listing Details**

Listing Office            RE/MAX PRAIRIE REALTY

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