



Rustic Ridge Ranch! Scenic property., Alberta, 80.06 Acres

\$1,200,000 CAD

- Agriculture, Big Game, Fishing, House, Income producing, Pond, Waterfowl, Wildlife Viewing

This scenic property, right off the COWBOY Trail, sits on a total of 80.06 acres, in a great location. The park like setting provides wonderful views and endless possibilities. Combine a healthy lifestyle of farming with the lucrative aspect of other tourist and/or agricultural ventures. The zoning is Low impact residential/recreational and commercial uses and approval is in place for further development. This is a one of a kind property and if you have ever dreamt of having your own business or just enjoying a great private property then this is worth consideration. The home is 6000 sq.ft. +/- with Hardwood flooring throughout the main floor. The home boasts a chefs kitchen, living area, dining area, log bar/tv area, game room area if desired, ensuite baths etc. Currently, the property is being used as a Home, Retreat Centre, Bed & Breakfast and a place for hunters to stay. This would be an ideal fit for any family looking to work and play together and with some forward thinking the capacity for multiple businesses is more than a possibility. Potential uses could include: a Campground, Spa Centre, Youth/Adult Centre, Bible Camp, Golf, Seniors Centre, HUNTING LODGE, just use your imagination. Alternatively, you may just want to bring along your horses, cows, chickens or whatever animals you like and enjoy owning a beautiful country ranch. In addition to the house there are two Log Cabins on the property, which are used year round and have all utilities; gas, water, electricity. Outbuildings: Barn; 30.2 x 50.6 - power, metal roof, hydrant, insulated. Open front pole Shed Structure; 46.2 x 50.2, metal roof, power. Shop/garage; 18.8 x 28.5, metal roof, insulated, cement floor, power. Hydrants: 2. Livestock water bowls.

Main Info

- Postal / Zip Code : .
- State / Province : Alberta
- Closest City : Edmonton, Spruce Grove, Whitecourt
- Lot Size Acres : 80.06 Acres
- Dwelling : Yes

Home Info

- Building Features : Outbuildings, Barn
- Elevation : 0

Taxes

Tax Year : 2019

Estimated Taxes per year are \$4,400.00

Broker Info



Ria Braaksma

Real Estate Centre

(P:) 403-345-5100

(M:) 780-446-3006

ria@realestatecentre.ca

realestatecentre.com

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