

\$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 offering—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.

Land Breakdown:

74.44 acres of cultivated cropland

83.45 acres of private pasture and homestead
land

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, itâ€™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 youâ€™ll 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 pastures

14 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 adventure—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 events—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
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Additional Information

Date Listed	January 7th, 2025
Days on Market	260
Zoning	AG

Listing Details

Listing Office	Real Estate Centre - Coaldale
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