

\$3,900,000 - 393033 Range Rd 5-0, Leslieville

MLS® #A2200775

\$3,900,000

6 Bedroom, 4.00 Bathroom, 3,550 sqft

Agri-Business on 152.96 Acres

NONE, Leslieville, Alberta

This is a Horse lovers dream! 152.96 acres of stunning property with an incredible Estate home just outside of Leslieville. This six bedroom home with five bathrooms is perfect for a family and has plenty of room to entertain guests with over 3500 sqft of living space. There are three barns, a beautiful indoor riding arena that is attached to the barn with a live-in suite for family or hired help. On one side of the barn there are seven 20X12 stalls with automatic overhead doors that lead out to day pens, a bathroom and treatment stocks. On the other side of the barn you'll find five more stalls with a wash area. The barn closest to the house is used for mares and foals currently, it has six more stalls and a loft that has been started that could be a man cave, or another place for visitors to stay. A heated shop, utility room, in-floor heating, the indoor arena (160x65) is also heated with a sprinkler system. There are plenty of turn outs with shelters, a round pen, and automatic waterers. Gorgeous trees surround the property and there is access to Lobstick Creek behind the barn. Pipe and Vinyl fence, and a Shavings shed. The house has a 3 car garage with a bathroom, Cherrywood throughout the home, 3 gas fireplaces, a beautiful Chandelier and lighting imported from France and the hardwood flooring is from Australia. Less than 2 hours from Calgary, 2 hours from Edmonton, 35 minutes to Red Deer. Schools are just 5 minutes away and just 5 minutes off of Highway 11. There is so much to see here,



you'll have to come see it for yourself!

Built in 2004

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2200775 |
| Price | \$3,900,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 3,550 |
| Acres | 152.96 |
| Year Built | 2004 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 393033 Range Rd 5-0 |
| Subdivision | NONE |
| City | Leslieville |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T0M1H0 |

Amenities

| | |
|------------|-------|
| Waterfront | Creek |
|------------|-------|

Interior

| | |
|-------------------|---|
| Interior Features | Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bar, Bidet, Crown Molding, Granite Counters, Jetted Tub |
| Appliances | Dishwasher, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range, Built-In Range, Built-In Oven, Convection Oven, Water Softener |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-----------------|---|
| Lot Description | Many Trees, Treed, Creek/River/Stream/Pond, Farm, Private, Secluded |
| Construction | Brick |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 10th, 2025 |
| Days on Market | 40 |
| Zoning | AG |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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