

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

MLS® #A2185495

\$1,386,000

0 Bedroom, 0.00 Bathroom,
Agriculture on 157.89 Acres

N/A, 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, 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’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 systemSeptic: Updated in 2017Infrastructure for Serious AgricultureBarn: Heavy-duty metal barn with 8 large birthing/bull stalls, power, water, and a bathing areaQuonsets:Large (40' x 120') â€“ 12 metal horse stalls, poweredMedium (40' x 60') â€“ Straight-sided, ideal for riding, auctions, and eventsAdditional Outbuildings:120-ft metal shop with multiple bays, drive-through access, and oil pit200-ft bull shelter with 6 paddocks, auto-waterers, and steel fencingSeveral 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 bins3 large fuel tanks includedRecreational Value & Lifestyle:Located in Albertaâ€™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 â€“ 40 minBanff â€“ 1.5 hrsCochrane â€“ 1 hrCalgary International Airport â€“ 1 hr 15 minEdmonton International Airport â€“ 1.5 hrsSpruce View â€“ 8 minInnisfail â€“ 20 minOlds â€“ 35 minRed Deer â€“ 40 minCommunitySpruce 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 (id:6289)

Essential Information

Listing #	A2185495
Price	\$1,386,000
Bathrooms	0.00
Acres	157.89
Type	Agriculture
Sub-Type	Freehold

Community Information

Address	36033 Range Rd 40
Subdivision	N/A
City	Rural Red Deer County
Province	Alberta
Postal Code	T0M1V0

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
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Listing Details

Listing Office	Real Estate Centre - Coaldale
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Listing information last updated on October 22nd, 2025 at 11:46pm PDT