

# **\$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
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### 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	43
Zoning	AG

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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