

# \$1,450,000 - 382050a Range Rd 6-0a, Alhambra

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MLS® #A2206603

**\$1,450,000**

4 Bedroom, 3.00 Bathroom, 2,223 sqft

Agri-Business on 152.94 Acres

NONE, Alhambra, Alberta

Nestled just east of Rocky Mountain House, this unique 152+ acre property offers a rare blend of seclusion and natural beauty. The expansive land includes approximately 110 acres of maturing hayfield, complemented by well-maintained pasture and mature woodlands. Bordering an 80+ acre lease that can be assumed, it enhances the property's agricultural and recreational appeal.

The centerpiece is a charming four-bedroom walkout farmhouse with slate and wood flooring throughout. A spacious deck overlooks a serene lake, providing stunning sunrise and sunset views. Privacy is paramount here, surrounded by untouched landscapes in every direction.

Inside, the main floor features a kitchen, dining room, and family room with a cozy wood fireplace, along with a bedroom room/office and a sunroom. A four-piece bath completes this level, offering convenience and comfort. Upstairs, two generously sized bedrooms share a well-appointed four-piece bath, emphasizing space and storage.

The basement boasts in-floor heating and



accommodates a fourth bedroom, another luxurious four-piece bath with a jet tub and tile shower, along with laundry facilities. A theater area, home gym space, and room for a pool table ensure ample entertainment options. Each bedroom includes a private vanity, enhancing personal comfort and convenience.

A historic log barn, marking the original Alhambra townsite, adds charm and historical significance to the ranch's legacy. Additionally, a three-bay shop with attached storage/office space features a 9000lb two-post car lift and full concrete floors, catering to practical needs and hobbies. The wooden corral system provides framework for your livestock needs, with two livestock waterers on concrete pads.

Perfectly situated for those seeking both functionality and tranquility, this property is only 40 minutes from Red Deer, 1.5 hours from the Edmonton airport, and less than two hours from Calgary International. Nearby Crown land, trails, and prime hunting areas offer further recreational opportunities. Opportunities like this, offering such privacy and potential, are exceedingly rare and await the stewardship of the next generation. Additional items/goods negotiable - please see supplements for additional information. GST may be applicable.

Built in 2006

**Essential Information**

MLS® #	A2206603
Price	\$1,450,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	2,223
Acres	152.94
Year Built	2006
Type	Agri-Business
Sub-Type	Agriculture
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	382050a Range Rd 6-0a
Subdivision	NONE
City	Alhambra
County	Clearwater County
Province	Alberta
Postal Code	T0M0C0

### **Amenities**

Parking Spaces	4
Parking	Heated Garage, Triple Garage Detached, Workshop in Garage
# of Garages	3
Waterfront	Lake, Lake Front

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Beamed Ceilings
Appliances	Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Built-In Gas Range
Heating	In Floor, Natural Gas, Hot Water
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Lot Description	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Private, Farm, Pasture, Secluded
Roof	Shingle

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 10th, 2025

Days on Market            24

Zoning                        AG

### **Listing Details**

Listing Office                Sotheby's International Realty Canada

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