

# \$1,550,000 - 21468 Range Road 13, Bindloss

MLS® #A2232789

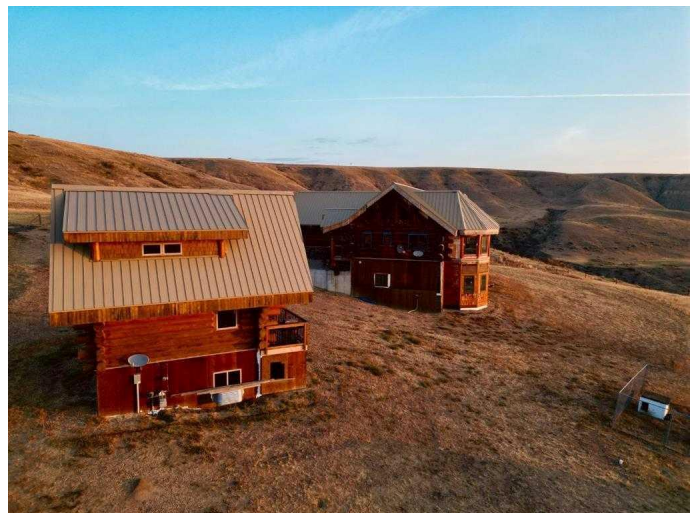
**\$1,550,000**

3 Bedroom, 4.00 Bathroom, 2,353 sqft

Residential on 149.10 Acres

NONE, Bindloss, Alberta

LUXURY RIVERFRONT ACREAGE WITH BUSINESS POTENTIAL – TWO CUSTOM LOG HOMES ON DEEDED LAND! Welcome to a truly rare opportunity to own a spectacular property offering both luxury living and income-generating potential. Nestled in a private setting overlooking the breathtaking South Saskatchewan River Valley, this one-of-a-kind property features two handcrafted Cascade log homes built from premium 16” Western Red Cedar, all on deeded land. Located just over an hour from Medicine Hat and 3.5 hours from Calgary, this remarkable retreat blends high-end rustic design with endless lifestyle and business possibilities—from a full-time luxury Airbnb or hunting lodge to an equestrian escape or artist’s retreat. MAIN RESIDENCE – WALKOUT BUNGALOW | ±5,000 SQ FT. This stunning log home is a masterpiece of craftsmanship and comfort. Step inside to soaring vaulted ceilings, distressed maple hardwood floors with granite counters, and artisan-built cabinetry throughout. Enjoy two custom antler chandeliers (elk & deer), solid carved wood doors, and commercial-grade appliances in the gourmet kitchen built for entertaining. The spacious layout includes: Grand country-style kitchen with panoramic views, expansive great room and formal dining area, massive primary suite with spa-like ensuite (dual sinks, soaker tub, walk-in tile shower, and two walk-in closets), Second bedroom, office/sunroom, guest bath, and



laundry on the main level. Impressive view span through all the main level windows in the home. Walk-out basement with family room, rec room, flex room, full bath with a large jet tub, and a custom tiled shower and a sauna. Multiple decks/seating areas on both levels invite you to soak in the serenity and stunning views.

**SECOND RESIDENCE** – “BIG BUCK LODGE” | ±1,000 SQ FT - Perfect as a guest house, income suite, or family retreat, this charming 3-level log home offers:

Open-concept main floor with kitchen, dining, and living area, loft-style bedroom with ensuite upstairs, fully developed lower level with a second bedroom/family room, full bathroom, laundry, and utility space. Currently operated as a successful Airbnb/vrbo, the second home presents excellent short-term rental income potential or space for extended family and guests. **THE LAND** – ±150 ACRES OF DEEDED GRAZING LAND. This quarter section of flat, usable land is currently leased for cattle grazing, but its potential is limitless: build horse facilities, add outbuildings or a quonset, or even dream big with a private airstrip. Whether you’re looking to: Launch a luxury guest lodge or full-time Airbnb, establish a hunter’s paradise (renowned for deer and elk), create an equestrian or wellness retreat, build a private multi-family estate, or simply live a peaceful lifestyle immersed in nature! This property invites you to live boldly and dream big. Don’t miss this once-in-a-lifetime opportunity to own a piece of Alberta’s pristine riverfront wilderness with luxury homes, income potential, and wide-open space to grow.

Built in 2012

## Essential Information

MLS® #

A2232789

Price	\$1,550,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,353
Acres	149.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	21468 Range Road 13
Subdivision	NONE
City	Bindloss
County	Special Area 2
Province	Alberta
Postal Code	T0J0H0

### Amenities

Parking	Gravel Driveway, None, Unpaved
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### Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Private, Views, Rolling Slope

Roof	Metal
Construction	Mixed, Log
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 28th, 2025
Days on Market	19
Zoning	AG

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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