

\$1,500,000 - 36448 Range Road 45, Rural Red Deer County

MLS® #A2258990

\$1,500,000

4 Bedroom, 4.00 Bathroom, 1,763 sqft
Agri-Business on 158.97 Acres

NONE, Rural Red Deer County, Alberta

This stunning full quarter section features the renowned North Raven River winding through, offering exceptional trout fishing and breathtaking scenery. The 1,760 sq ft 4-bedroom home includes a walkout basement, double attached garage and a large deck overlooking the river, perfect for enjoying peaceful views and wildlife. A long, winding driveway leads to the private, picturesque homesite surrounded by mature trees, landscaped grounds, and natural shelter belts. The property is well set up for cattle with perimeter fencing, rotational grazing paddocks, corrals, two water wells and a small barn, ideal for a hobby farm or leasing for added income. Or convert a portion of the land to hay production with about 80 acres open and arable. The 32x48 metal-clad shop, built in 1992, is finished and heated with overhead radiant heat. Surface lease income of \$4250 from a single lease site set well away from the yard site. Property also includes an older mobile home on separate services and a rustic cabin. Natural treed areas feature trails and abundant wildlife, with 57 bird species identified over the years and deer and moose as regular visitors. Whether you're looking for a recreational retreat, private family getaway, a beautiful base for fishing and exploring, or to expand your cattle operation this property offers it all in one breathtaking package.



Built in 1987

Essential Information

MLS® #	A2258990
Price	\$1,500,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,763
Acres	158.97
Year Built	1987
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	36448 Range Road 45
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 1W0

Amenities

Utilities	Natural Gas Connected
Parking	Double Garage Attached
# of Garages	2
Waterfront	River Front

Interior

Interior Features	Pantry, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Landscaped, Pasture, Private, Creek/River/Stream/Pond, Farm
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

Additional Information

Date Listed	September 22nd, 2025
Days on Market	3
Zoning	AG

Listing Details

Listing Office	RE/MAX real estate central alberta
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